

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**UNIT 2 COOPIES FIELD COOPIES LANE MORPETH NORTHUMBERLAND  
NE61 6JT**



- Warehouse Unit
- External Parking
- Price inclusive of VAT

- 2,360 Sq.Ft (Approx)
- WC Facilities
- £220,000 excluding VAT

**Price £264,000**

# UNIT 2 COOPIES FIELD COOPIES LANE MORPETH NORTHUMBERLAND NE61 6JT

Warehouse unit located on the established Coopies Lane Industrial Estate to the south east of Morpeth town centre - with good access to the Railway Station and the A1 trunk road.

## ACCOMMODATION

Ground Floor:

## UNIT 2

Approximately 10.8 metres x 20.7 metres internally.

Eaves height of 3.5 metres.

Disables/unisex w.c facilities.

Roller shutter doors.

Parking to the front of the property.

## FLOOR PLAN

## MEZZANINE STAFFOOM

13'8" x 10'4" (4.18m x 3.16m)

## FLOOR PLAN

## SITE PLAN

## SERVICES

Mains: Water, drainage, gas and three phase electricity.

## RATEABLE VALUE

To be reassessed.

## VIEWING

Strictly by appointment through our Morpeth Office (01670) 513533 - option 2.

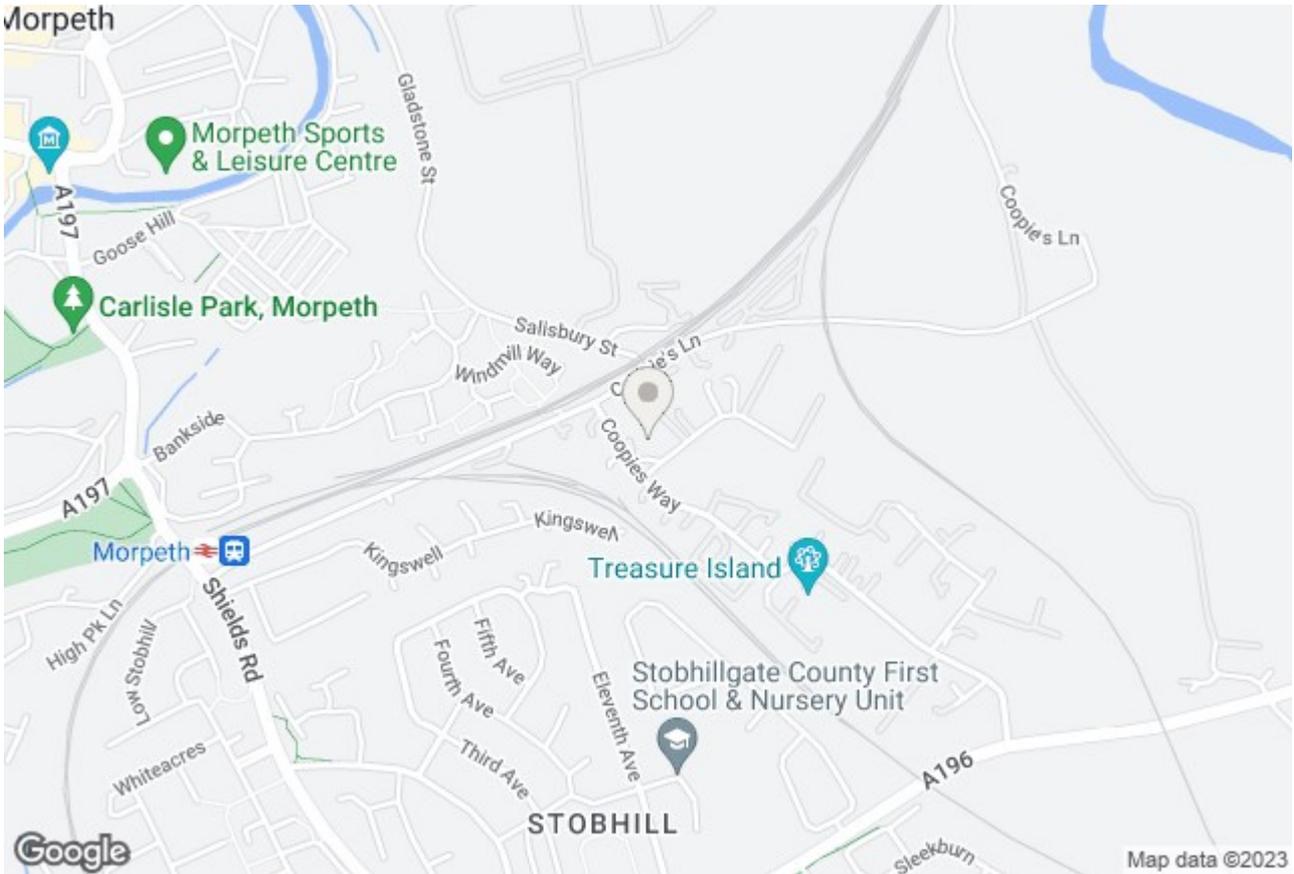


### Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          | <b>89</b>               |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92 plus) <b>A</b>  |                         |   |
| (81-91) <b>B</b>  |                         |   |
| (69-80) <b>C</b>  |                         |   |
| (55-68) <b>D</b>  |                         |   |
| (39-54) <b>E</b>  |                         |   |
| (21-38) <b>F</b>  |                         |   |
| (1-20) <b>G</b>   |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |



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