

# CAWLEDGE BUSINESS PARK



TO LET

New self-contained units available 2,368 sq ft (220 sq m)  
suitable for a variety of uses.

## SITE

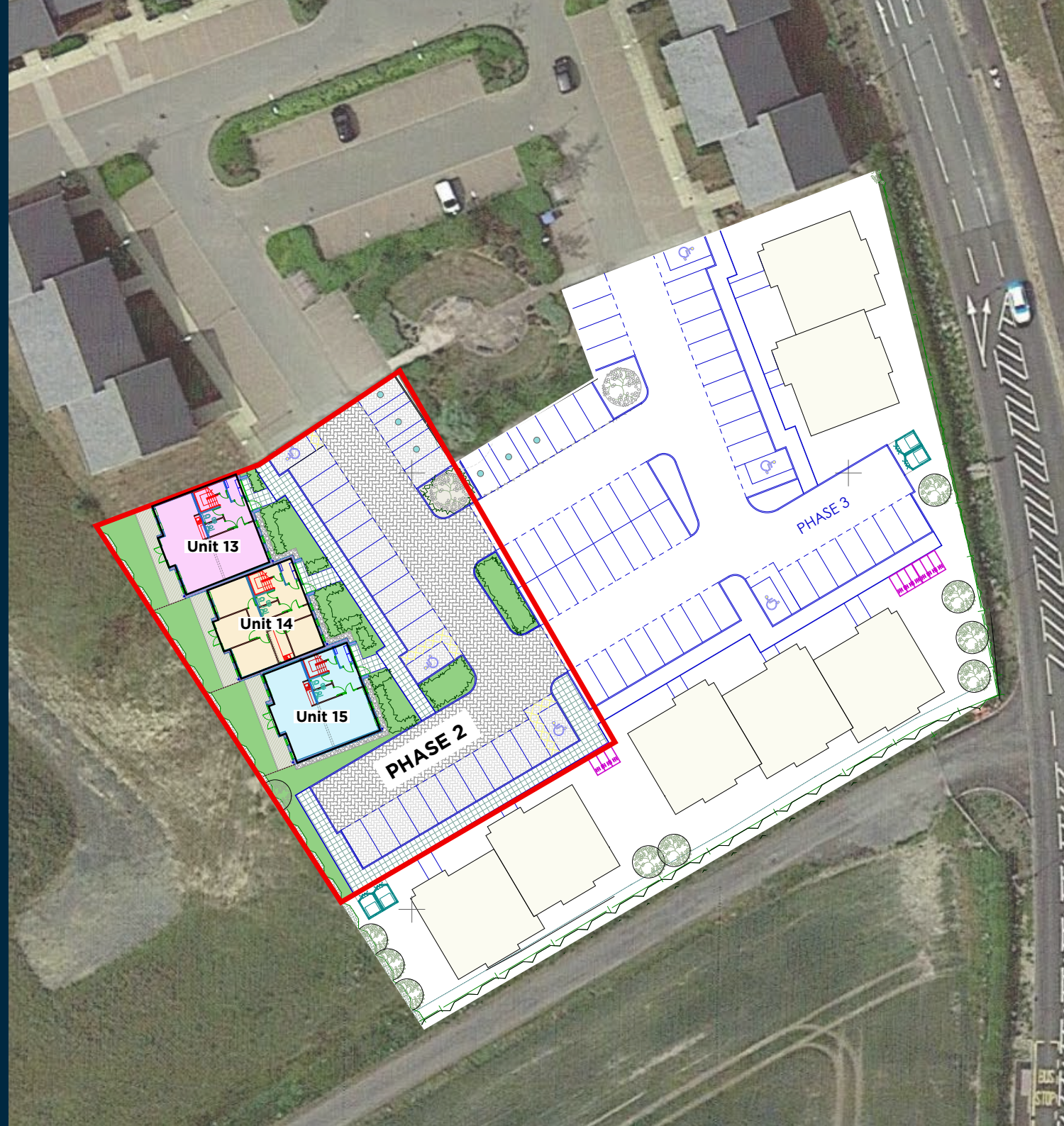
The Cawledge Business Park extension will comprise an additional 10 self-contained units with 3 units being delivered in the initial phase. Units will be available to let as a whole or on a floor-by-floor basis and are suitable for a variety of uses including offices, dental practices and medical uses.

## ACCOMODATION

The units are identical and extend to 2,368 sq ft (220 sq m) which is split equally over the ground and first floors.

## TERMS

The units are available to lease on a full repairing and insuring basis for a term of years to be agreed.



# SPECIFICATION



Parking allocation of 1 space per 30 sq m



Floor to ceiling height of 2.55m



Ground floor DDA compliant WC facilities



Flexible open plan accommodation



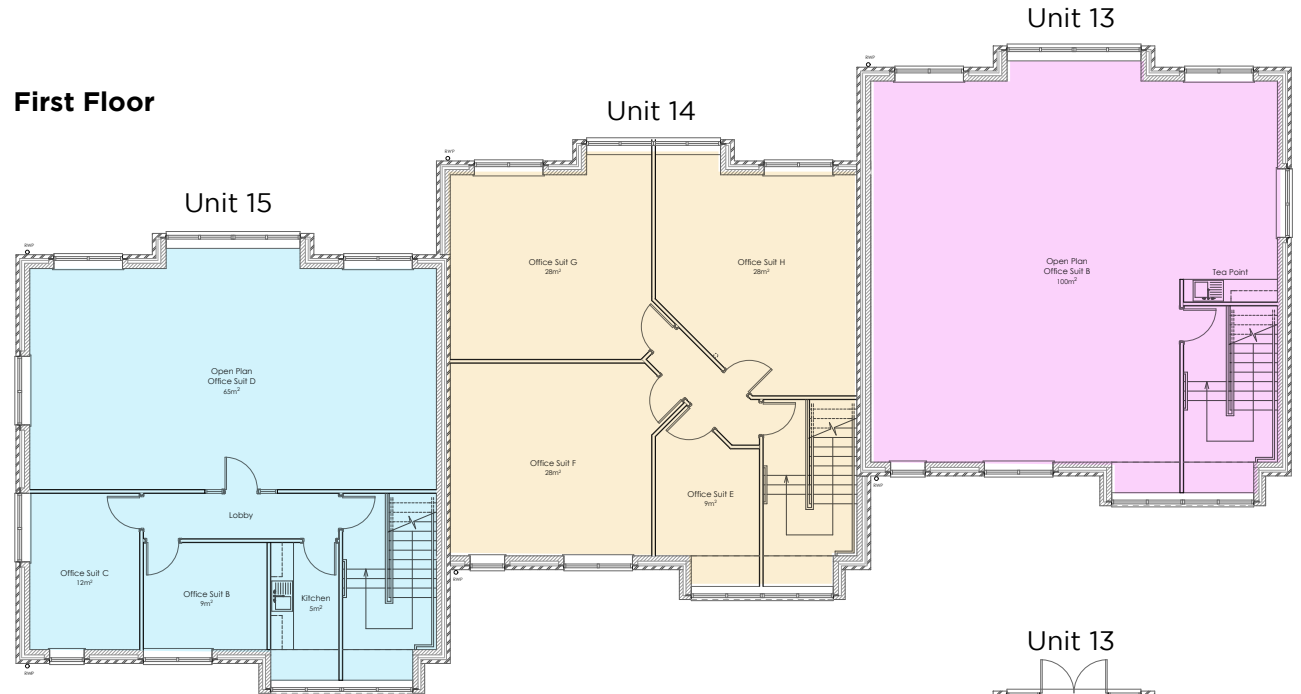
Under floor heating by way of highly efficient Air Source Heat Pumps



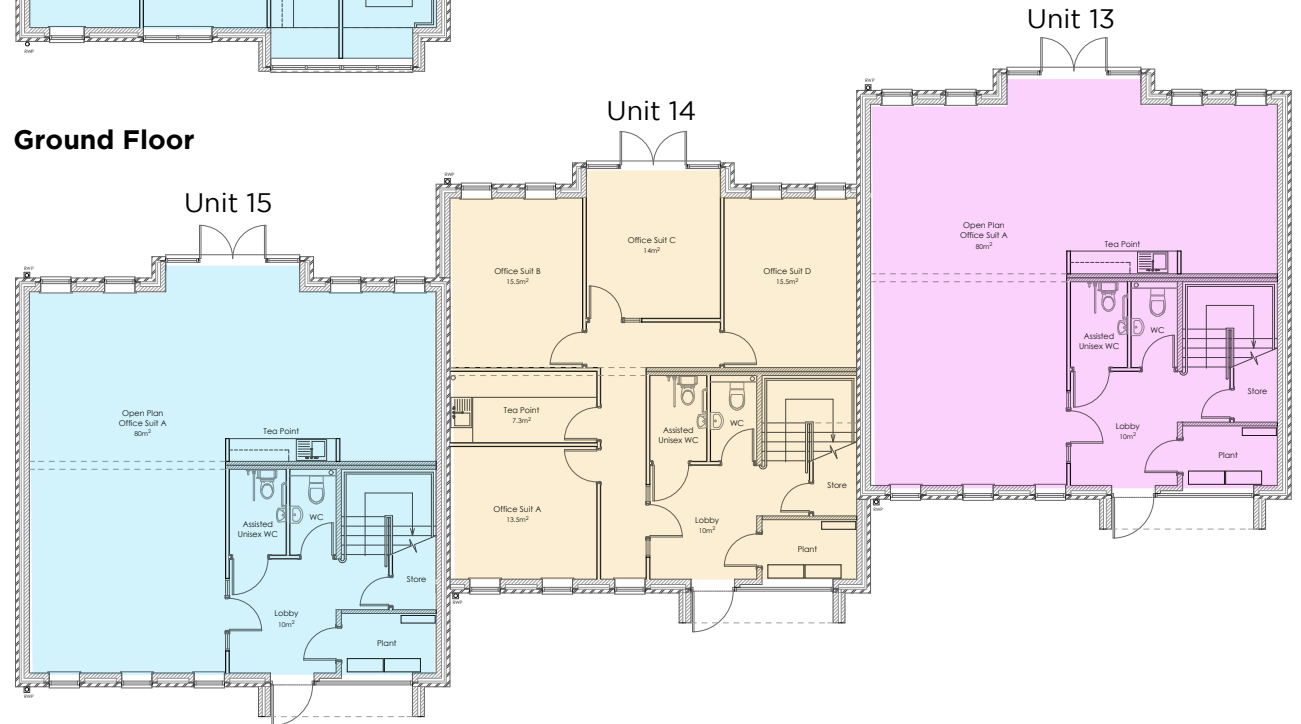
EPC A

## INDICATIVE FITOUT PLAN

### First Floor



### Ground Floor



# LOCATION

Cawledge Business Park is prominently located adjacent to the A1 at the eastern tip of Alnwick Town Centre. The Business Park's close proximity to the A1 and Town Centre allow excellent access to the surrounding area and local amenities.

On site amenities include a Petrol Filling Station, Morrisons Daily, Greggs, McDonalds, IONITY electric charging station and The Hog's Head Inn hotel and restaurant. M&S Food, Sainsburys, Starbucks and Turbull's Food Hall are all within 10 minutes walk.

## ROAD

Morpeth	20 miles
Newcastle Upon Tyne	33 miles
Berwick	32 miles
Edinburgh	87 miles

## AIR

Newcastle Airport lies 40 minutes drive-time away, and provides 19 daily flights to London with regular flights to other UK centres and European destinations.

## RAIL

The main East Coast railway link between Edinburgh (approx 1hr 10mins) and London (approx 3hr 45mins) runs via the nearby Alnmouth for Alnwick Station, with a weekday service of 15 trains per day north to Edinburgh and 13 trains per day south to London. A "Bus Meets Train" link to the town is provided to meet all trains.



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## CONTACT



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