



A1 - 0.5 MILES • EDINBURGH - 57 MILES • NEWCASTLE - 63 MILES

To Let

New High Quality Business Units

2,500 - 15,500 sq ft (232 - 1,440 sq m)



MARRTREE BUSINESS PARK
AT

RAMPARTS BUSINESS PARK

Berwick-upon-Tweed



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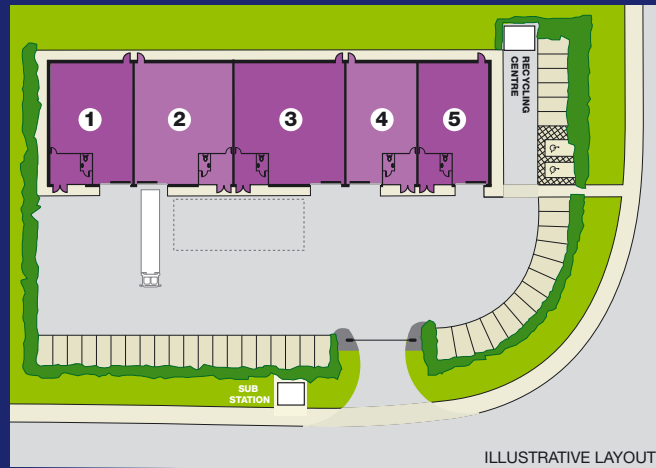
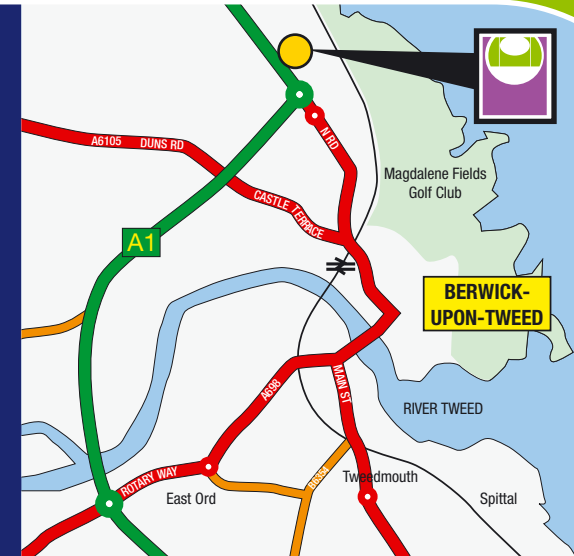
A1 - 0.5 miles • Edinburgh - 57 miles • Newcastle - 63 miles

DESCRIPTION

Marrtree Business Park at Ramparts Business Park comprises an exciting new development of modern, high quality business units, sized from 2,500 to 15,500 sq ft (232 - 1,440 sq m).

Unit	sq ft	sq m
1	3,000	279
2	3,500	325
3	4,000	372
4	2,500	232
5	2,500	232
TOTAL	15,500	1,440

SATELLITE NAVIGATION: TD15 1UP



SPECIFICATION

- 5.5m haunch height
- 30 kN per sq m floor loading
- 4.5m x 4.5m electrically operated loading doors
- 2.7 car spaces : 1000 sq ft
- 10% roof-lights
- Integral offices
- WC facilities
- Service yard and allocated car parking
- External lighting
- Highly landscaped environment
- Meets BREEAM 'very good' rating

LOCATION

Marrtree Business Park is located on the Northern edge of the popular market town of Berwick-upon-Tweed, which itself is situated approximately midway between Edinburgh and Newcastle-upon-Tyne. It is served by both the A1 and the main line east coast railway network giving regular access to Edinburgh and Newcastle-upon-Tyne (approx. 45 minutes) and London (approx. 4 hours).

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Ryden and Edwin Thompson on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Ryden and Edwin Thompson has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2008. Images of Berwick-upon-Tweed appear courtesy of Berwick-upon-Tweed Borough Council.

Terms: Units are available on full repairing and insuring terms. For further details contact the joint letting agents.

V.A.T. Rents will be subject to V.A.T. at the prevailing rate.

Rent: Upon application

Viewing: By prior appointment with the joint letting agents.

