

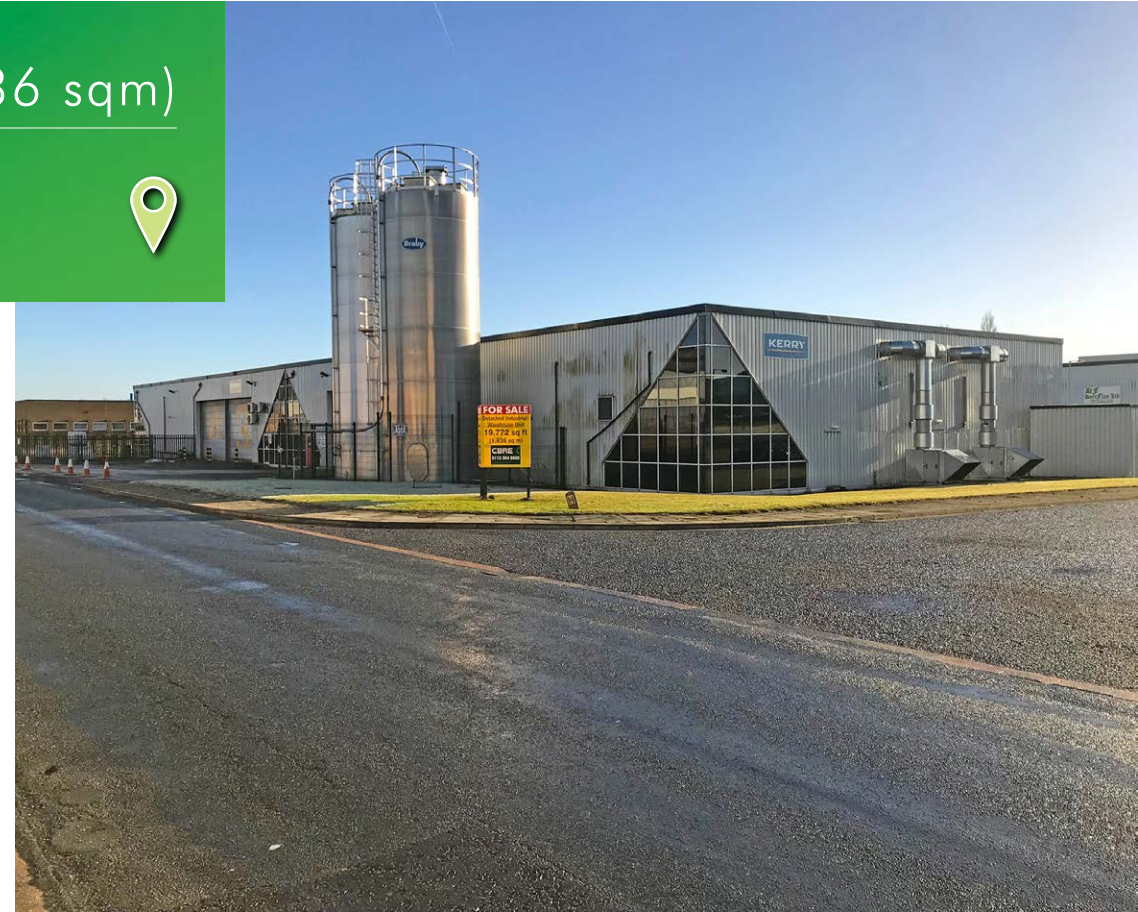
FOR SALE

UNITS 1-4 19,772 sq ft (1,836 sqm)

AYCLIFFE BUSINESS PARK

CUMBIE WAY

NEWTON AYCLIFFE DL5 6YA



DETACHED INDUSTRIAL / WAREHOUSE UNIT

DESCRIPTION

The property is a detached industrial / warehouse unit incorporating two storey office accommodation. The property is of steel portal framed construction with profile sheet cladding to the elevations and benefits from the following key features:

- + Previously used as a food production facility and currently fitted out for food production with screeded flooring, composite panelling, air handling plant, chillers and cold stores (maybe removed by current owner)
- + Clear working height of 4.58m
- + Two storey office accommodation including WC's and staff facilities.
- + 3 ground level loading doors
- + Service yard area (part secured)
- + Dedicated staff parking provision



CONTACT US

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LOCATION

The property is located on the southern side of Cumbie Way. Access to Cumbie Way is via Durham Way South which leads directly into the A167 providing direct access to Junction 59 of the A1(M) with is 1.8 miles to the south. Newton Aycliffe town centre is 2 miles to the north. 

SCHEDULE OF ACCOMODATION

The property has been measured on a Gross Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).

FLOOR	USE	Total Sq m	Total Sq ft
Ground Floor	Warehouse, Ground floor offices including reception, WC's, locker rooms, canteen and engineers workshop	1,717.5	18,488
First Floor	Stores and Warehouse Managers office	10.791	116
First Floor	Administration offices including meeting room	74.04	797
First Floor	Plant Area	34.52	371
TOTAL GIA		1,836.8	19,772

The site area extends to circa 1.04 acres (0.42Ha) [SEE SITE PLAN HERE](#)

BUSINESS RATES

The property has the following 2017 list rating assessment:

Rateable Value: £47,750

Description: Factory and Premises

Rating Authority: Durham County Council

Interested parties are advised to make their own enquiries with the Rating Department of Durham County Council.

SERVICES

All mains services are connected to the property.

PLANNING

From verbal enquiries of the Local Planning Authority we understand that use classes B1c, B2 and B8 are acceptable in principle. Interested parties should make their own enquiries of Durham County Council Planning Department.

EPC

The property has an energy performance rating of E106.

TERMS

For Sale on a Freehold basis. Price on application.

All prices quoted are exclusive of any VAT Liability.

Each party is to bear their own legal costs

SUBJECT TO CONTRACT Disclaimer: CBRE Limited, January 2018

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