

## TO LET

Unit 4, Beaumont Square, Durham Way  
South, Aycliffe Business Park, Newton  
Aycliffe, Durham, DL5 6XN



## Mid-Terrace Industrial & Showroom Unit with Offices

12,858 Sq Ft (1,194.51 Sq M)

- Shared service yard to the rear
- Excellent access to the A1M
- Established industrial location

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### Location

Beaumont Square is prominently situated on Durham Way South, the main estate road through Aycliffe Business Park. Access to the A1(M) is just 1.4 miles south at Junction 59. Aycliffe Business Park is a nationally important engineering manufacturing and distribution location, businesses located here enjoy a local recruitment catchment of over 608,000 people and over 2.5M regionally.

The Estate is home to many international companies including Husqvarna, Gestamp, Tallent, Lidl and Hitachi Rail Europe.

### Description

The property comprises a mid-terrace workshop/warehouse with ancillary office space, of steel portal frame construction. Clad externally in metal profile sheeting to the elevations, with a double pitched roof including circa 10% skylights. The warehouse space has concrete flooring, retro fit LED high bay lighting, one gas blow heater and male and female w.c facilities. An electrically operated roller shutter door provides access to the rear of the warehouse from the shared service yard, with this door measuring 4.48m wide x 4.48m high. Minimum eaves height in the warehouse area is 3.59m to the haunch rising to a maximum eaves of 7.96m at the apex.

Ancillary to the main warehouse is the office space which is located to the front of the unit. This space includes carpet tile flooring, a suspended ceiling containing LED lighting, with the space being double glazed and having gas central heating. There is a small kitchenette area and a further male and female w.c along with an additional disabled w.c.

Externally there is dedicated parking to the front of the unit for staff and customers and to the rear is a concreted shared service yard, allowing for deliveries and loading.

### Services

We understand the unit benefits from main connections of gas, electricity and water. We ask interested parties to make their own enquiries in this respect.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Warehouse	11,235	1,043.73
Office	1,623	150.78
<b>Total</b>	<b>12,858</b>	<b>1,194.51</b>

### Terms

The unit is available by way of a new FRI lease for a term of years to be agreed .

### Rent

£65,000 Per Annum Exclusive.

### EPC

The property has a rating of C (56).

### Rateable Value

The unit has a current rateable value (April 2023) of £41,250.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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