



TO LET - INDUSTRIAL UNITS

Langton Business Centre, Aycliffe Industrial Estate,
Newton Aycliffe, DL5 6HT

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL UNITS

- Industrial/Workshop units
- Can be combined
- Close to major road network
- Separate yard & loading area

Location

Newton Aycliffe is a well located centre in the south of County Durham, adjacent to the A1 (M) motorway.

The property is less than 2 miles from Junction 59 of the A1(M) and therefore provides easy access to the major road network. Darlington is approximately 7 miles to the south and Newcastle upon Tyne 30 miles to the north.

The East Coast mainline runs near to the property with the nearest station being Darlington.

Description

Langton Business Centre occupies a prominent location fronting onto Durham

Way, with access off Birtree Road, Fulbeck Road and Whitworth Avenue.

The building comprises of industrial/workshop units with a separate yard and loading area. The units can be let individually or as one.

Services

All mains services are available to the site. Interested parties are requested to make their own enquiries in this respect.

Accommodation

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

	Sq Ft	Sq M
D432 (3&4)	52,135	4,843.34
D432 (2)	26,108	2,425.43
Total	78,243	7268.77

Terms

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

Rent

D432 (3&4) - £130,400 pax

D432 (2) - £65,300 pax

Rateable Value

D432 (3&4) – £76,500

D432 (2) - £42,500

Service Charge

There is a service charge payable for upkeep of the communal areas of the estate

EPC

D432 (3&4) – C (73)

D432 (2) – C (64)

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's 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.

For further information please contact:

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