

TO LET

Trade Counter / Warehouse Unit

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

- Excellent Access to A1(M)
- Prominent Location
- Dedicated Car Parking
- Large Shared Yard
- Ground Floor Offices
- **GIA 1,194.51 m² (12,858 sq ft)**

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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. The businesses located here enjoy a local recruitment catchment pool of over 608,000 people and over 2.5 million regionally.

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

DESCRIPTION

The property comprises a mid-terrace workshop, warehouse, production facility of steel portal frame construction, clad externally in metal profile sheeting to the elevations and the double pitched roof. Internally in addition to the main workshop/warehouse space, there are a range of offices and staff 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.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal areas:

	Sq m	Sq ft
Warehouse	1,043.73	11,235
Office	150.78	1,623
TOTAL	1,194.51	12,858

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C (56). A full copy of the EPC is available for inspection if required.

TERMS

The premises are available by way of a full repairing and insuring lease at £65,000 per annum exclusive.

RATEABLE VALUE

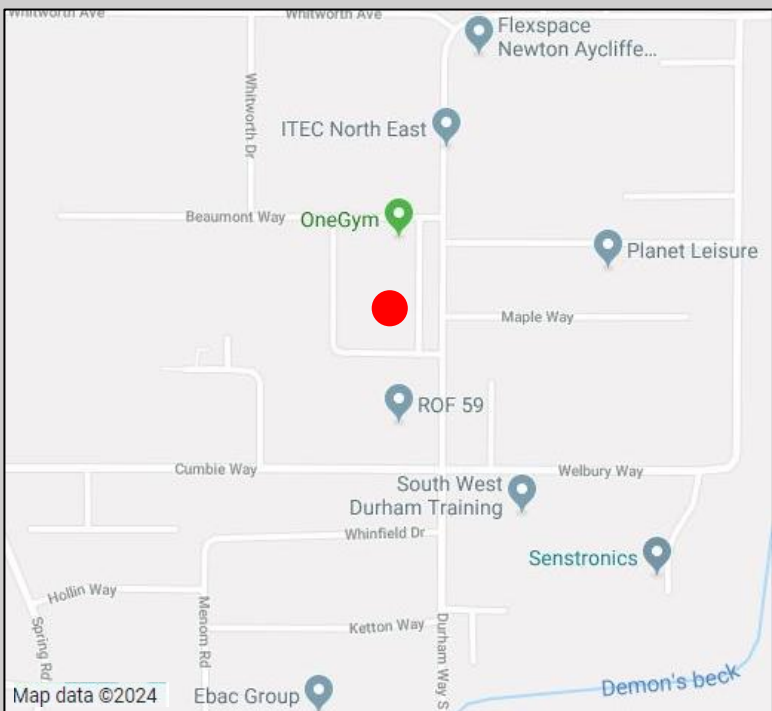
The property has a rateable value of £41,000. Interested parties should contact the Local Authority to establish the precise rates payable.

VIEWING

Strictly through the agents Connect Property North East:

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