



Indicative Only

TO LET

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

Approximately 2,425 sq m (26, 108 sq ft) – 7,268 sq m (78,243 sq m)

CONNECT
NORTH
EAST
PROPERTY
01642 602001

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 Burtree Road, Fulbeck Road and Whitworth Avenue.

The scheme comprises a substantial multi-occupied industrial facility with extensive yard, parking areas, and adjoining offices.

The buildings comprises a substantial industrial/ workshop unit with a combination of level and dock level access doors, lighting, small office area and WCs.

SERVICES

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

SERVICE CHARGE

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

ACCOMMODATION

We understand the property has the following approximate Gross Internal Areas:

Description	Square Metres	Square Feet
Unit D432 (2)	2,425	26,108
Units 3 and 4	4,843	52,135
Total	7,268	78,243

TERMS

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

Unit D432 (2) - £65,300 exclusive

Units 3 and 4 - £130,400 exclusive

RATING ASSESSMENT

Unit 2 has Rateable Value of £42,500

Units 3 and 4 has a rateable value of £76,500

ENERGY PERFORMANCE CERTIFICATE

D432 (3 and 4) – C(73)

D432 (3) – C(64)

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson

ddl: 01642 704931

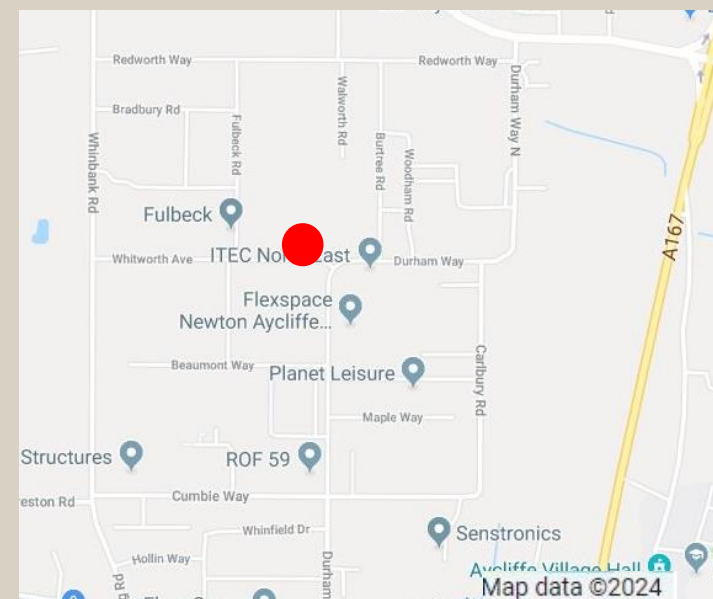
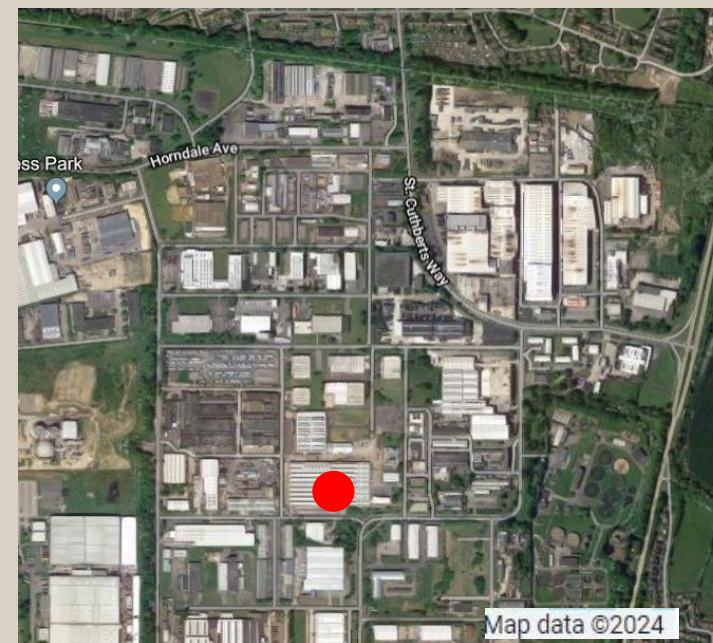
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