



## **TO LET** – INDUSTRIAL/ WAREHOUSE PREMISES

Unit 12, Northfield Way, Newton Aycliffe Industrial Estate, Newton Aycliffe  
DL5 6QG

*Approximately 697 sq m ( 7,508 sq ft)*

**CONNECT**  
NORTH  
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**PROPERTY**  
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## LOCATION

Newton Aycliffe Industrial Estate is located within County Durham approximately 0.75 miles from Junction 59 of the A1(M) and 1.5 miles to the south of Newton Aycliffe's town centre. Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north.

Northfield Way is located to the northern end of the Estate, off Horndale Avenue.

## DESCRIPTION

Northfield Way comprises a total of twenty eight units arranged over a series of terraces.

The unit is of steel portal frame construction with part brick and part profile metal clad elevations under a single pitched profile metal clad roof.

Designated car parking and single storey office/ amenity blocks are provided to the front of the unit to include offices, WCs and staff facilities. Shared service yards lie to the rear.

## TERMS

The unit is available on full repairing and insuring lease at £40,000 per annum exclusive.

## ACCOMMODATION

| Unit | Sq m | Sq ft |
|------|------|-------|
| 12   | 697  | 7,508 |

## BUSINESS RATES

The property has a rateable value of £24,000. We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

## SERVICE CHARGE

A service charge will be levied in connection with the common parts. This is reviewed annually and approximately £1,922 per annum

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D. A full report is available upon request.

## VIEWING

Strictly through the agents Connect Property North East:

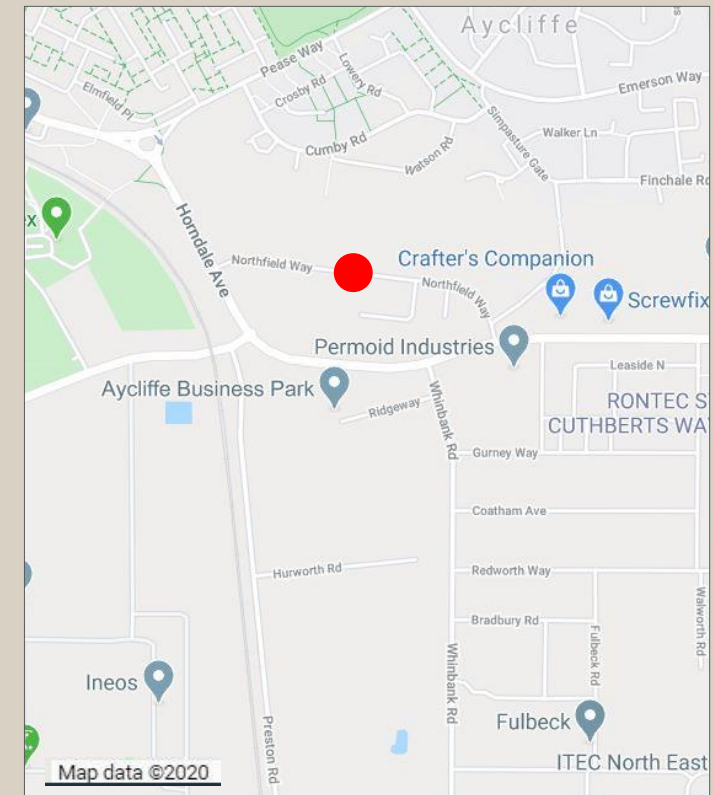
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