



TO LET

Modern Industrial / Warehouse Unit

Unit 4 Redworth Way, Newton Aycliffe DL5 6XQ

- Offices
- Roller Shutter Loading
- Approximately 5 Metre Eaves Height
- WC/ Welfare Facilities
- **Approximately: 1,392.02 sq m (14,958 sq ft)**

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LOCATION

Redworth Way is located in the heart of Aycliffe Business Park and can be accessed by 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.

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

DESCRIPTION

The property comprises of a semi-detached workshop/warehouse unit. The unit is externally clad in metal profile sheeting to both the elevations and roof, incorporating the following specification:

- Two storey offices, WC's and associated facilities
- 5M Eaves
- Lighting
- Roller Shutter Loading Access

ENERGY PERFORMANCE CERTIFICATE

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

SERVICE CHARGE

A service charge will be levied in connection with the common parts.

TERMS

The premises are available by way of a full repairing and insuring lease at £78,500 per annum.

ACCOMMODATION

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

GF Offices	89.01 sq m	(958 sq ft)
FF Offices	89.01 sq m	(958 sq ft)
Warehouse	1,214 sq m	(13,069 sq ft)
Total	1,392.02 sq m	(14,958 sq ft)

RATEABLE VALUE

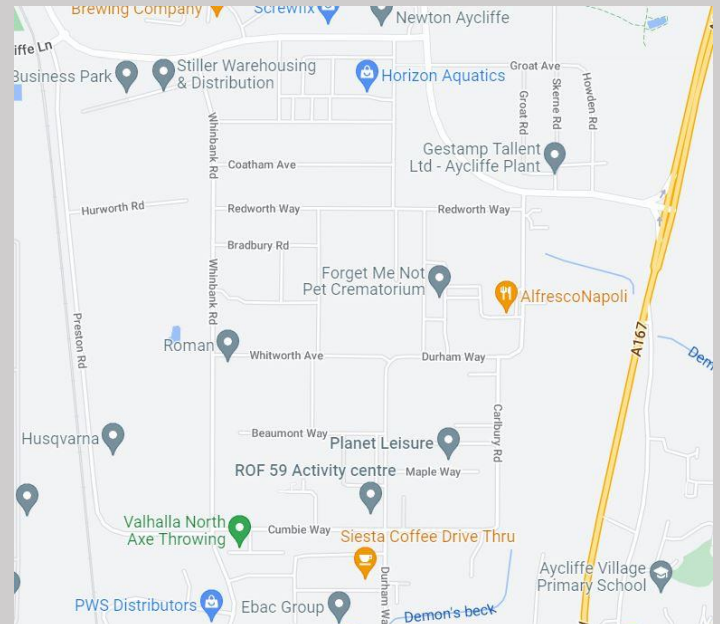
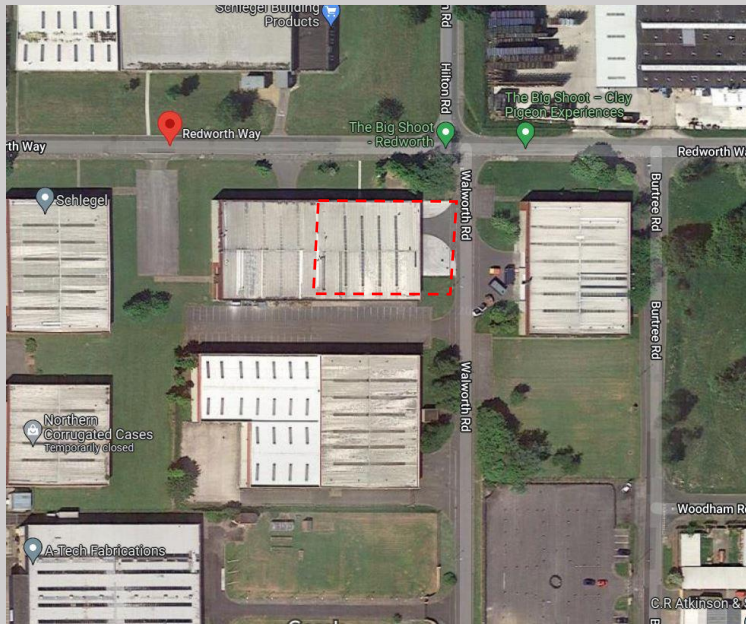
Further information is available upon application.

VIEWING

Strictly through the agents Connect Property North East:

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