

For identification purposes

**TO LET**



Proposed Starbucks  
'subject to planning'

# OPEN STORAGE LAND

Durham Way North, Newton Aycliffe Industrial Estate DL5 6EP

Approximately 0.28 Ha (0.70 Acres)

CONNECT  
PROPERTY  
01642 602001



## LOCATION

The property is located on the heart of Aycliffe Industrial Estate one of the largest estates in the North East., which provides excellent access to the A167 and Junction 59 of the A1(M).

County Durham has a population of 521,400 with an economically active workforce of 260,600, with 18.4% employed in manufacturing and storage & transportation

The site sits prominent to St Cuthbert's Way/ Durham Way North in close proximity to its junction with the A167.

Surrounding occupiers include:

- Greggs
- Gestamp
- Crafter Companion
- Linde
- PWS

## DESCRIPTION

The property incorporates the following specification:

- Electricity
- Water/ Drainage
- Securely Fenced and Gated
- Stoned Hardstanding
- Prominent location

## ACCOMMODATION

The total site area is approximately 0.28 HA (0.70 Acres)

## TERMS

The property is available To Let by way of a new full repairing and insuring lease at an asking rent of £40,000 per annum exclusive. Further information is available upon application.

## RATING ASSESSMENT

We understand the property will be assessed for business rates upon occupation

## ENERGY PERFORMANCE CERTIFICATE

N/A

## SERVICE CHARGE

N/A

## VIEWING

Strictly through the joint agents Connect Property North East:

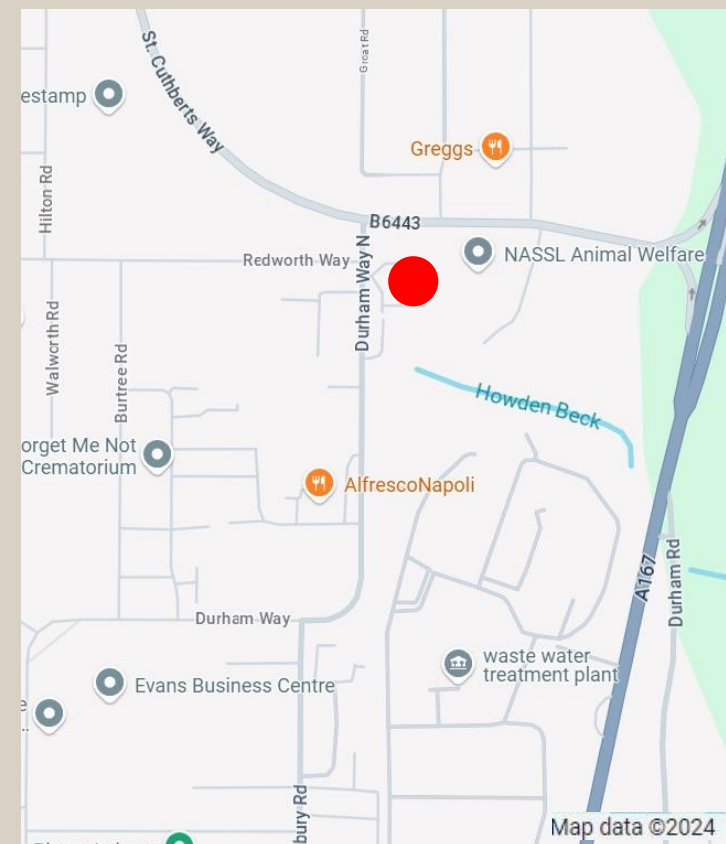
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