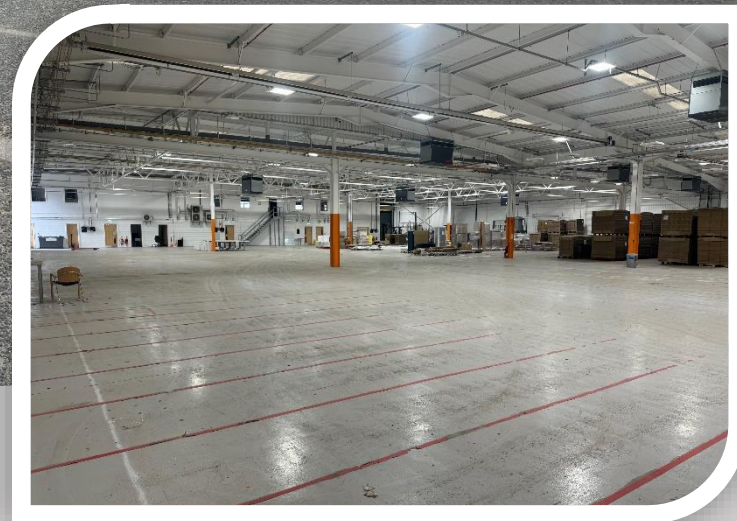




TO LET



Modern Industrial / Warehouse Unit

Unit 5, Redworth Way, Newton Aycliffe DL5 6XQ

- Two Storey Offices
- 3 x Roller Shutter Loading
- Approximately 5 Metre Eaves Height
- Secure Yard
- **Approximately: 3,627 sq m (39,043 sq ft)**

Contact: Jonathan Simpson
Email: jonathan@cpne.co.uk
Tel: 01642 704931

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

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 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
- 3 x Roller Shutter Loading Access
- LED Lighting
- 37 Car Parking Spaces
- Secure Yard/ Loading Area
- 650 KVA Power Supply

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 to let. Further information is available upon application.

ACCOMMODATION

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

GF Offices	217 sq m	(2,335 sq ft)
FF Offices	217 sq m	(2,335 sq ft)
Warehouse	3,193 sq m	(34,373 sq ft)
Total	3,627 sq m	(39,043 sq ft)

RATEABLE VALUE

The property has a rateable value of £84,000. Interested parties should contact the local authority to confirm the rates payable.

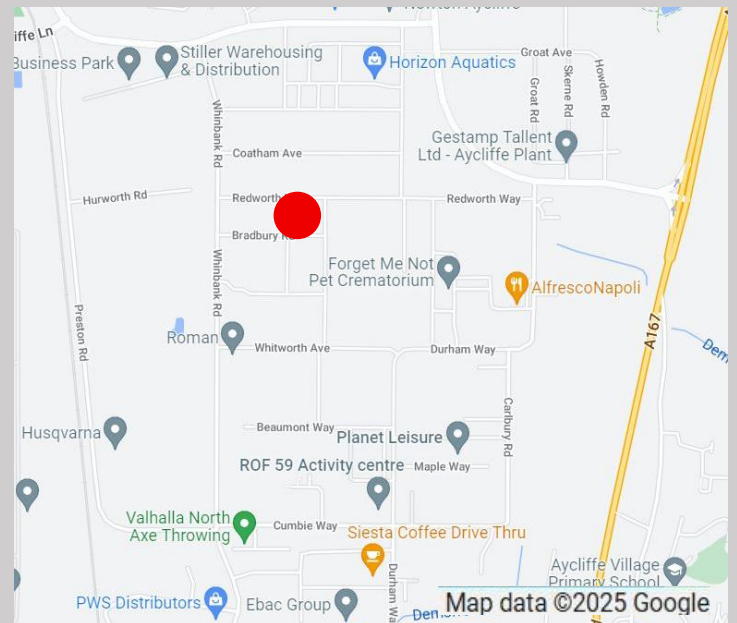
VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk





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