

## TO LET INDUSTRIAL / WORKSHOP UNITS

Unit E460 Woodham Road, Newton Aycliffe Industrial Estate, County Durham DL5 6HT  
(2,775 sq ft – 6,329 sq ft)

DESCRIPTION

The property comprises a terrace of interconnecting workshops, with office and WC’s, that can be occupied individually or in part.

LOCATION

The property is situated close to the junction of Woodham Road and Durham Way the main estate road through the park.

The property is located on Aycliffe Industrial Estate, an established industrial estate benefiting from its close proximity to the A167, A6702 and junction 59 of the A1(M) 2 miles away.

Darlington is approximately 7 miles to the south, Middlesbrough some 19 miles to the east, with Durham and Newcastle upon Tyne being located approximately 13 miles and 32 miles to the north respectively.

Aycliffe Industrial Estate forms part of Aycliffe Business Park, an employment location of regional significance and the largest in County Durham with over 250 businesses.

RATEABLE VALUE

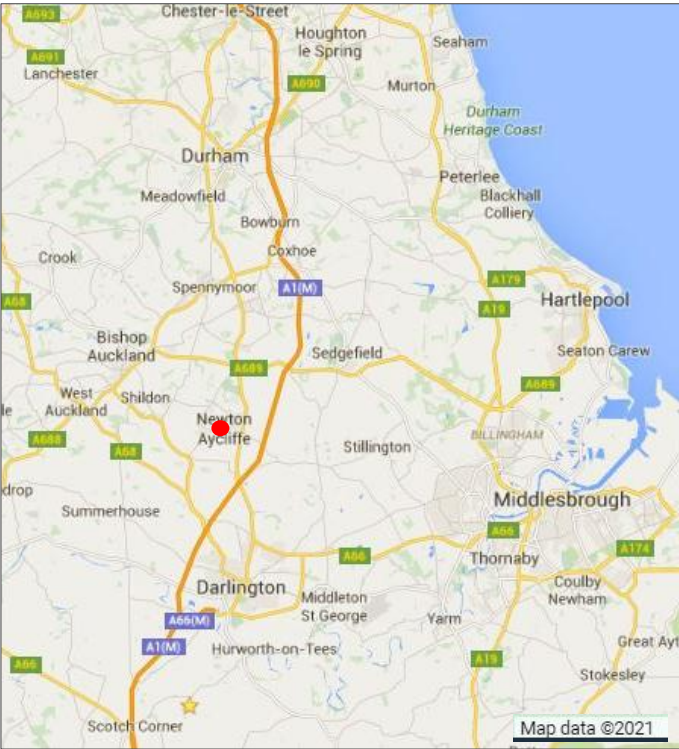
The property is currently assessed as one (Building 12 E460) with a rateable value of £10,750. The building therefore qualifies for small business rates relief. Interested parties should confirm this with the Local Authority.

SERVICE CHARGE/ INSURANCE

There is a fixed annual service charge in connection with the common parts.

ENERGY PERFORMANCE CERTIFICATE

The EPC is D(98)



ACCOMMODATION

The property has the following approximate gross internal floor area:

Units A and B

Workshop	138.32 sq m (1,488 sq ft)
Offices	90.90 sq m (977 sq ft)
FF Office	28.78 sq m (310 sq ft)
<b>Total</b>	<b>258 sq m (2,775 sq ft)</b>

Units C and D

Workshop C	110 sq m (1,185 sq ft)
Workshop D	138.32 sq m (1,488 sq ft)
Offices	81 sq m (881 sq ft)
<b>Total</b>	<b>329.32 sq m (3,554 sq ft)</b>

Externally the units have the benefit of a secure compound.



## TERMS

The units are available To Let either individually or as one on the following rents per annum plus vat:

Units A and B – £12,500 per annum exclusive

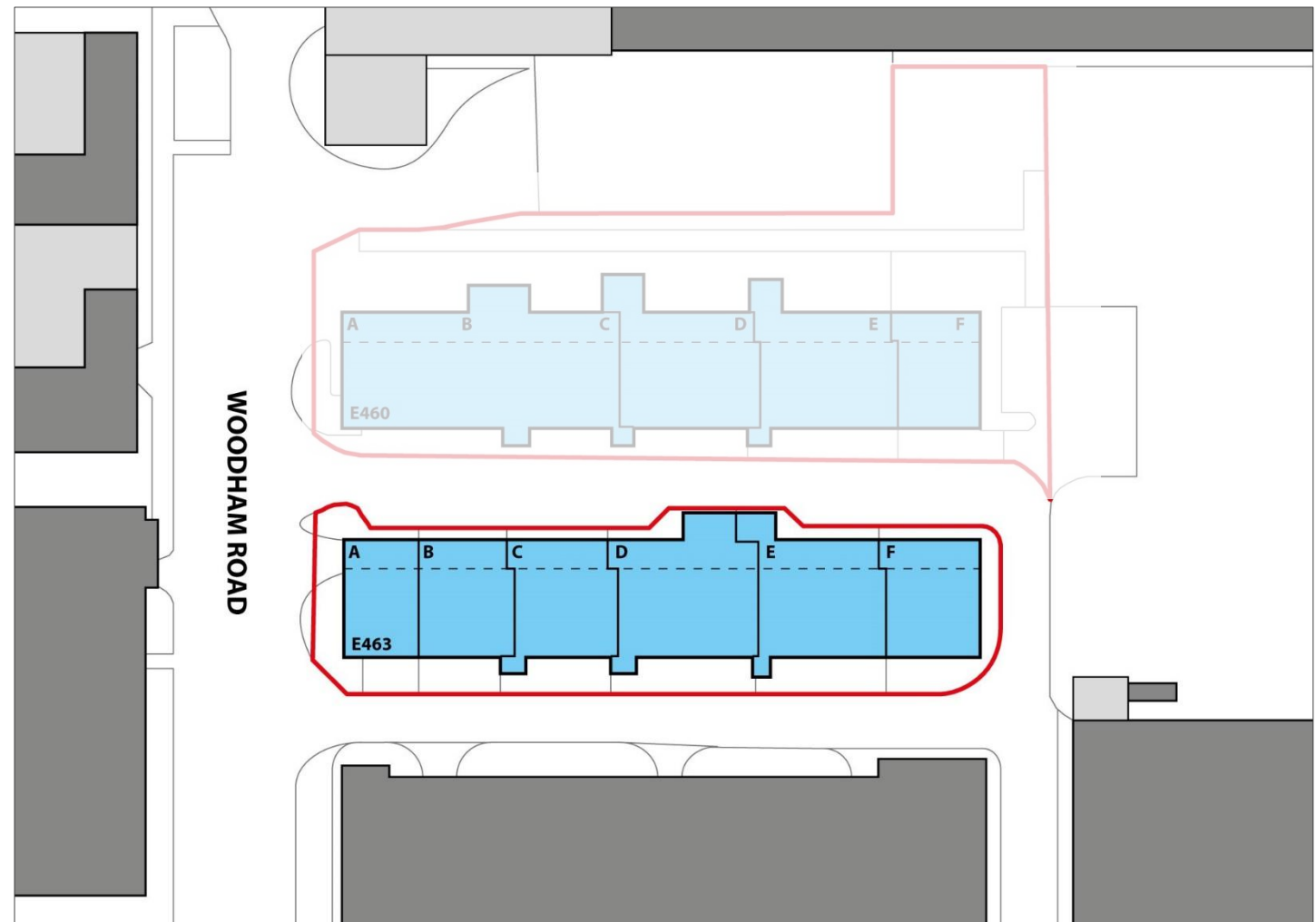
Units C and D - £16,000 per annum exclusive

## VIEWING

Strictly through the sole agents Connect Property NE Ltd:

Jonathan Simpson  
Mob: 07904 622280  
Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)

Tim Carter  
Mob: 07904 622278  
Email: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East and Catterall & Co to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Registered Company Number 9404628 4 Halegrove Court, Cygnet Drive, Stockton on Tees, TS18 3DT