



TO LET

Refurbished Factory / Workshop

Units 24D Whinbank Park, Aycliffe Business Park, Newton Aycliffe DL5 6AY

- **Approx 1,212.80 SQ M (13,059 sq ft)**
- **2 x Workshop**
- **2 Storey Office Accommodation**
- **Canteen**
- **24 Hour Security**
- **19 Acre Secure Site**
- **2 x Roller Shutter Loading Doors**

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LOCATION / DESCRIPTION

Whinbank Park is situated in Aycliffe Business Park which is the largest estate in the North East extending to around 400 hectares (980acres)

Whinbank Park itself provides an estate of 19 acres with 267,085sqft of industrial, workshop, warehouse space and 23,552 sqft of offices. The estate benefits from palisade fencing, CCTV , 24 hour security, on site management and a cafe.

The unit incorporates the following specification.

- New electrically operated roller shutter doors
- Ground and First Offices and WC facilities.
- 3 phase power supply.
- Loading area/ service yard

ACCOMODATION

Description	Sq m	Sqft
Workshop	272	2,931
Workshop	611	6,580
GF Offices	164.90	1,774
FF Offices	164.90	1,774
Total	1,212.80	13,059

TERMS

The property is available to let on a new FRI lease at £59,500 per annum exclusive.

BUSINESS RATES

The property has a rateable value of £25,000. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

SERVICE CHARGE

The current service charge £0.81 per sq ft per annum.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C.



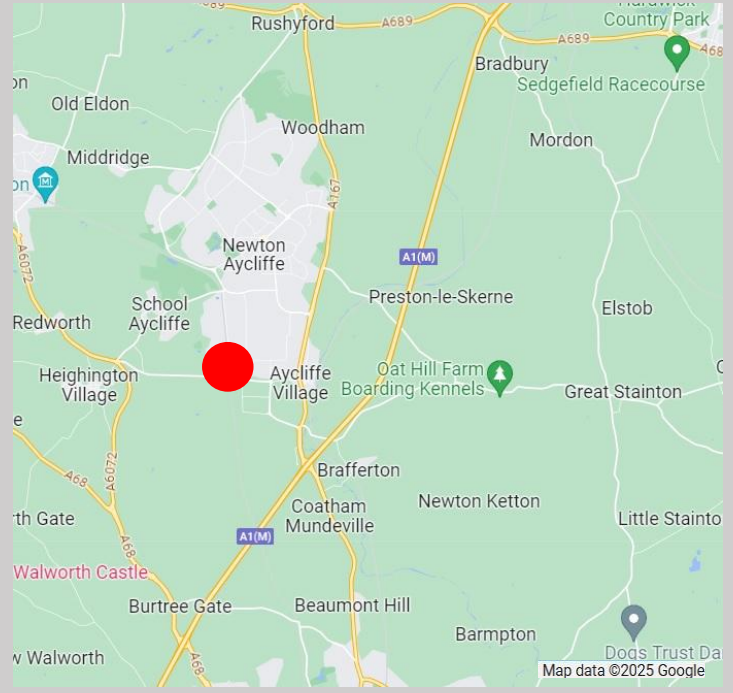
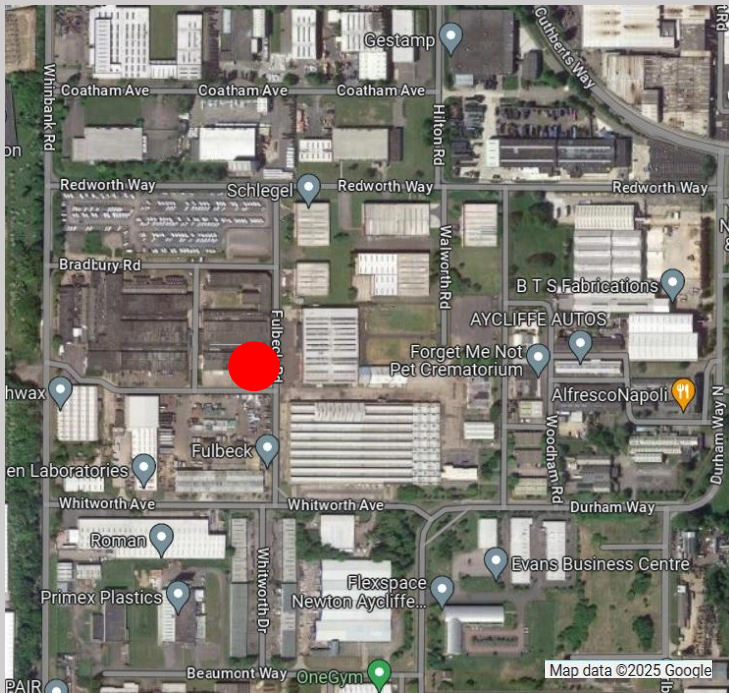
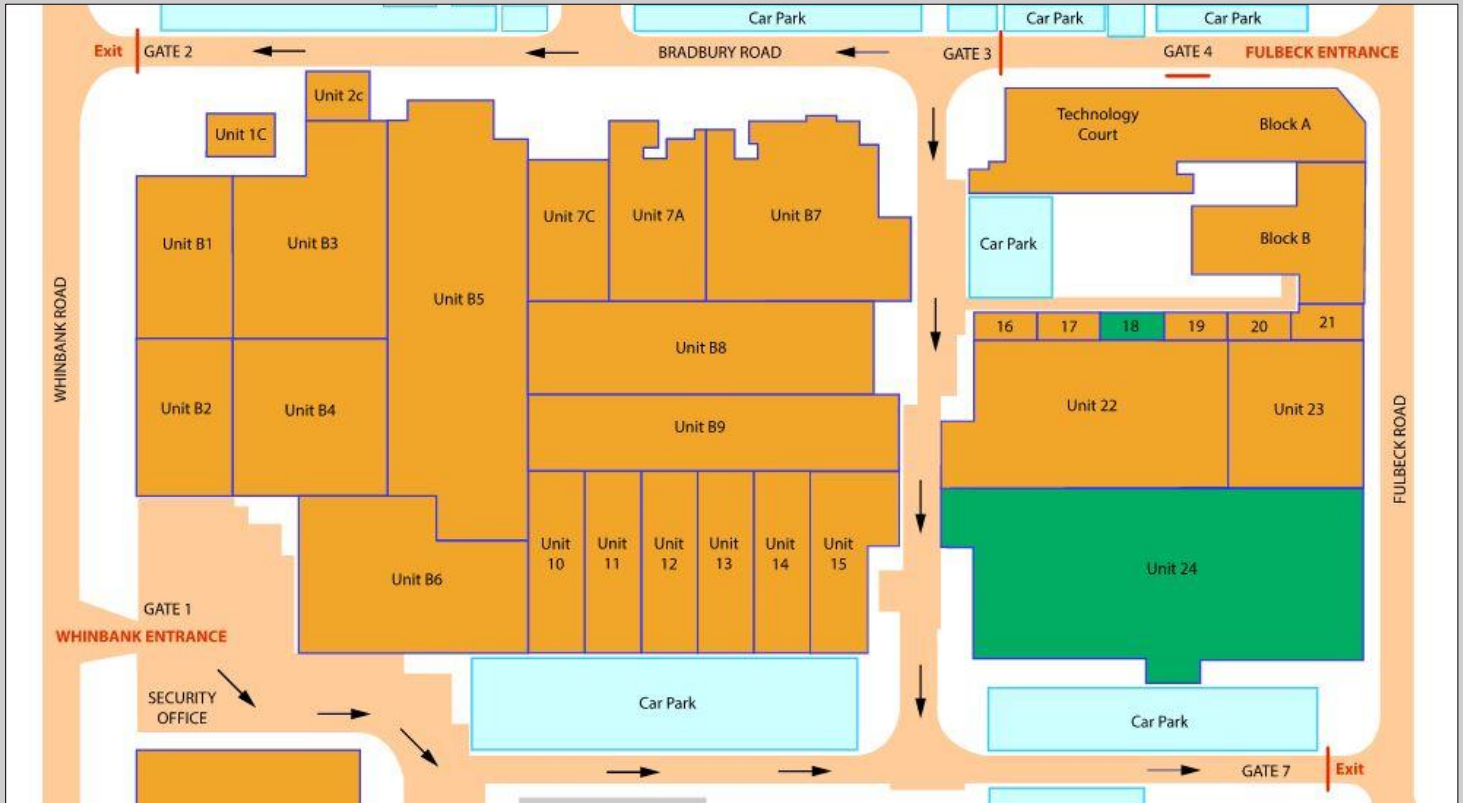
VIEWING

Strictly through the agents:

Connect Property NE

Jonathan Simpson ddl: 01642 704931

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