

TO LET

Refurbished Factory / Workshop

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

- **Approx 598.46 SQ M (6,431 sq ft)**
- **Workshop**
- **Office Accommodation**
- **First Floor Mezzanine Storage**
- **24 Hour Security**
- **19 Acre Secure Site**
- **Roller Shutter Loading Door**

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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 WC facilities.
- First Floor Mezzanine
- 3 phase power supply.
- Loading area/ service yard

ACCOMODATION

Description	Sq m	Sq ft
Workshop	458.46	4,935
GF Offices	70	748
FF Mezzanine	70	748
Total	598.46	6,431

TERMS

The property is available to let on a new FRI lease at £30,000 per annum exclusive.

BUSINESS RATES

The property has a rateable value of £24,500 from April 2026. 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 D.



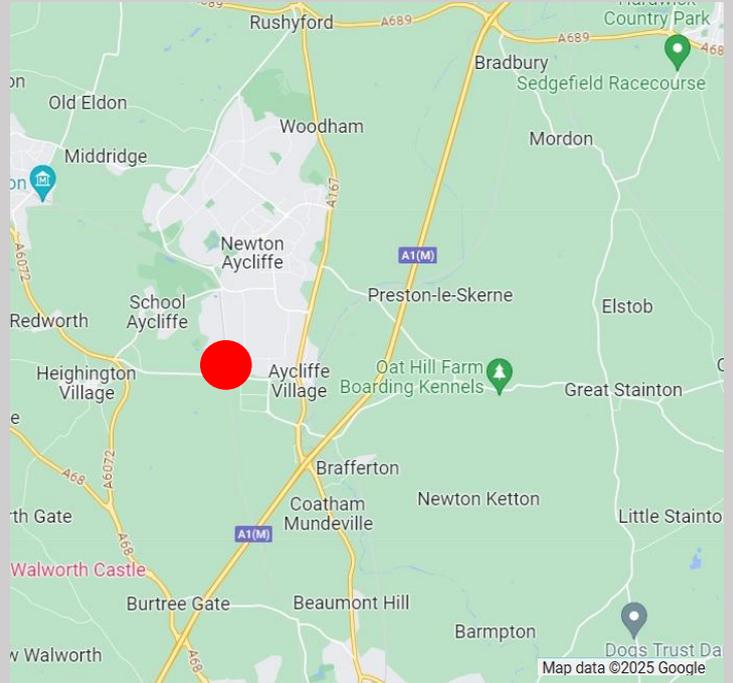
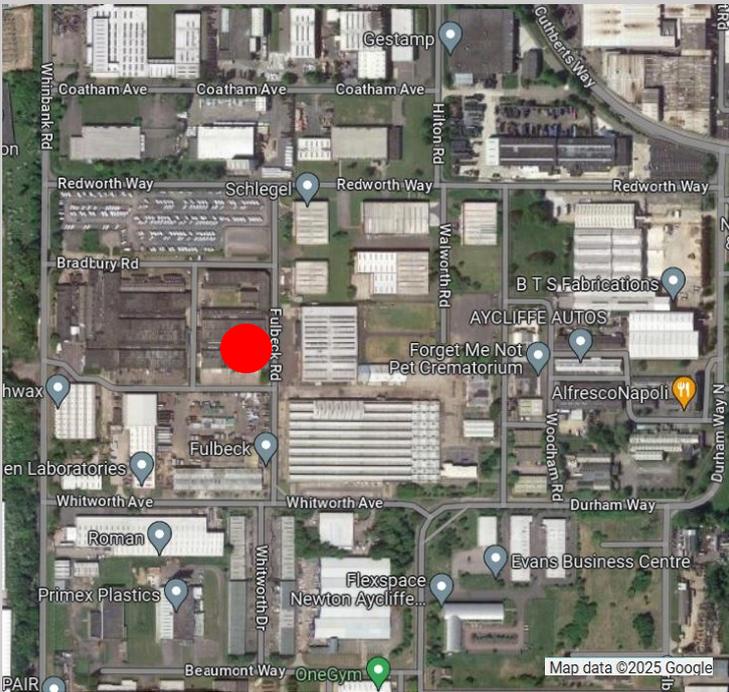
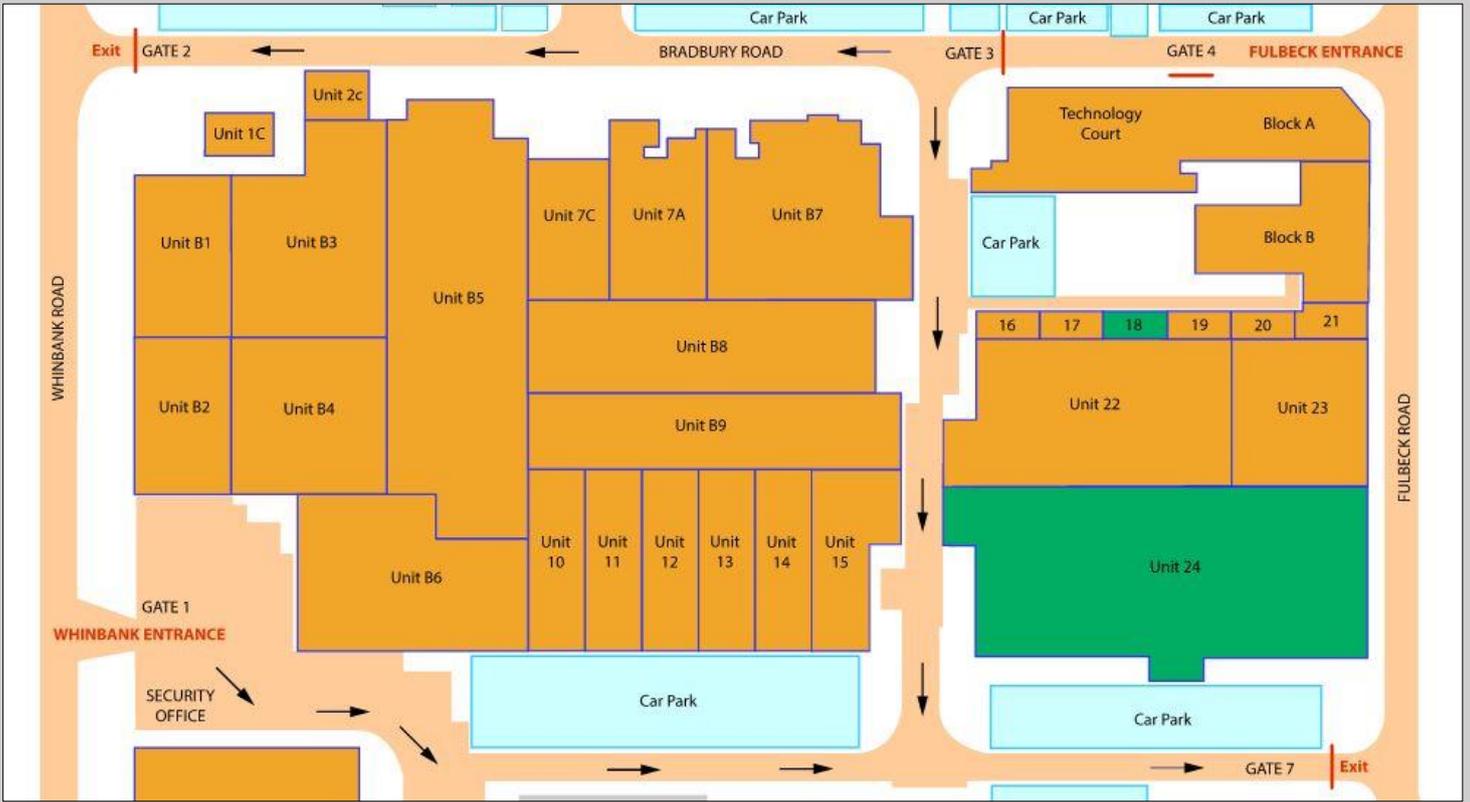
VIEWING

Strictly through the agents:

Connect Property NE

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