



TO LET

Refurbished Factory / Warehouse Units

Units 24A, Whinbank Park, Whinbank Road, Aycliffe Business Park,
Newton Aycliffe DL5 6AY

- **24 Hour Security**
- **19 Acre Secure Site**
- Unit 24 A 599 sq m (6,450 sq ft)

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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) and is home to the likes of Gestamp Tallant, Ebac, Husqvarna and more recently Hitachi who have located their UK train manufacturing facility here.

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.

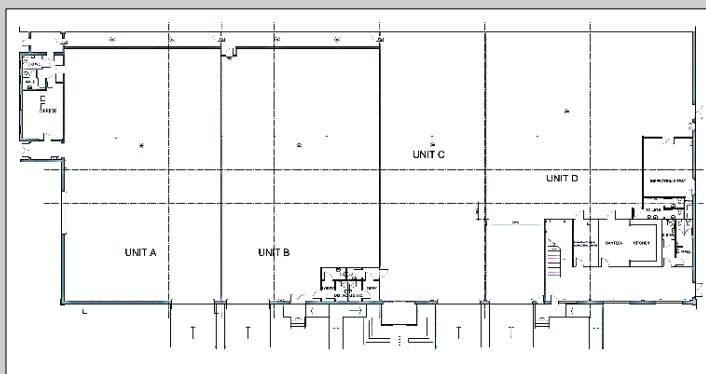
The unit comprises of an end terraced unit with the following specification.:

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

TERMS

The workshops are available to let on a new FRI lease.

Unit 24A – £30,650 pa exclusive.



BUSINESS RATES

The property has a rateable value of £24,000.

We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

24A - D

VIEWING

Strictly through the agents:

Connect Property NE

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