

TO LET – INDUSTRIAL/ WAREHOUSE PREMISES

Unit 9, Northfield Way, Newton Aycliffe Industrial Estate, Newton Aycliffe
DL5 6EJ

Approximately 526.65 sq m (5,669 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Newton Aycliffe Industrial Estate is located within County Durham approximately 0.75 miles from Junction 59 of the A1(M) and 1.5 miles to the south of Newton Aycliffe's town centre. Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north.

Northfield Way is located to the northern end of the Estate, off Horndale Avenue.

DESCRIPTION

Northfield Way comprises a total of twenty eight units arranged over a series of terraces.

The unit is of steel portal frame construction with part brick and part profile metal clad elevations under a single pitched profile metal clad roof.

Designated car parking and single storey office/ amenity blocks are provided to the front of the unit to include offices, WCs and staff facilities. Shared service yards lie to the rear of each terrace.

TERMS

The unit is available on full repairing and insuring lease at £30,000 per annum exclusive.

INSURANCE

£1,130 per annum.

ACCOMMODATION

| Unit | Sq m | Sq ft |
|------|--------|-------|
| 9 | 526.65 | 5,669 |

BUSINESS RATES

The property has a rateable value of £18,000.

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

SERVICE CHARGE

A service charge will be levied in connection with the common parts. This is reviewed annually and approximately £1,451 per annum

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D (78-99) A full report is available upon request.

VIEWING

Strictly through the agents Connect Property North East:

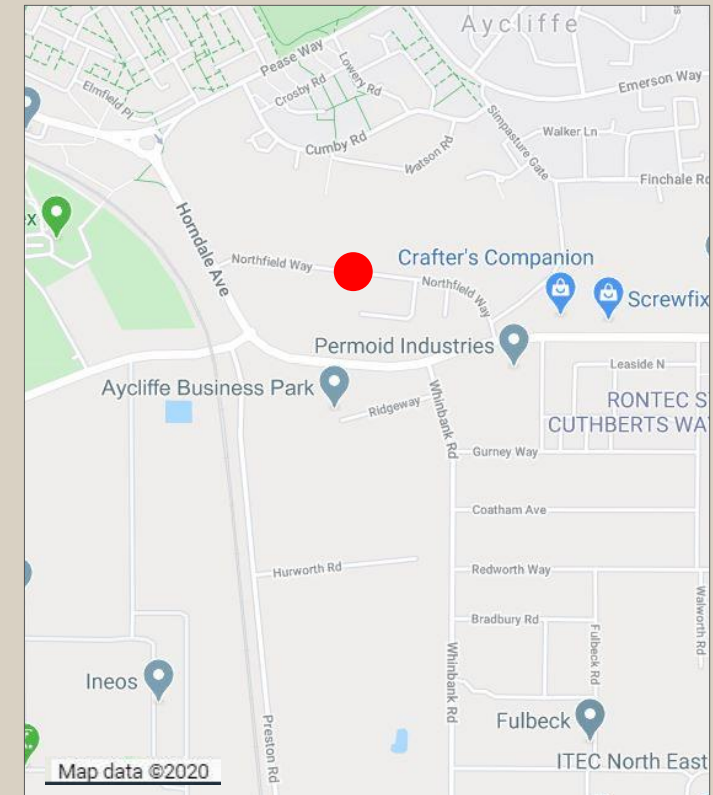
Jonathan Simpson Tel: 01642 704931

Email: jonathan@cpne.co.uk

or

Tim Carter Tel: 01642 602001

Email: tim@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East 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