



TO LET

Brand New Industrial/ Warehouse Units

Whinbank Park, Whinbank Road, Aycliffe Business Park, Newton Aycliffe, DL5 6AY

- Under Construction
- Available January 2023
- 6.2M Eaves
- 4 Brand New Units
- WC Facilities
- Secure Estate with 24 Hour Guard Security
- **Approximately 134 sq m (1,450 sq ft)**

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LOCATION

Whinbank Park is situated in Aycliffe Business Park and is home to the likes of Gestamp Tallant, Ebac, and Husqvarna.

Whinbank Park itself provides an estate of 19 acres with 267,0850 sqft of industrial, workshop, warehouse space and 23,552 sqft of offices.

The estate benefits from:

- Palisade Fencing
- CCTV
- 24 hour security
- On Site Management
- Cafe

DESCRIPTION

The property comprises a terrace of industrial/ warehouse units comprising of the following specification:

- 6.2M Eaves
- Roller Shutter Loading
- Pedestrian Access Door
- WC
- Concrete Floor

ACCOMMODATION

The development comprises of 4 new industrial/ workshop units of 1,450 sq ft.

TERMS

The Individual units are available To Let by way of a new effective Full Repairing and Insuring at an asking rent of £12,000 per annum exclusive.

Alternatively units can be combined.

BUSINESS RATES

The business rates will be assessed upon completion of the development. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable, although we expect the units to qualify for small business rates relief subject to status.

ENERGY PERFORMANCE CERTIFICATE

The EPC will provided upon completion.

SERVICE CHARGE

A service charge of £0.72 / sq ft per annum will apply to cover the upkeep and maintenance of access roads and common parts etc. The current service charge for.

VAT

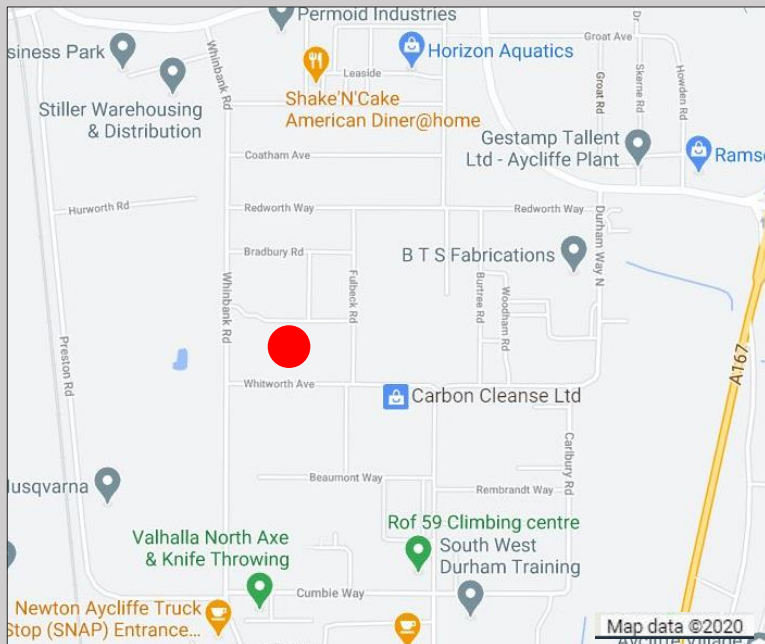
All prices quoted are deemed exclusive of VAT

VIEWING

Strictly through the sole agents:

Connect Property NE

Jonathan Simpson ddl: 01642 704931



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