

For identification purposes

**To Let**  
**Available Summer 2024**



# Brand New Industrial / Warehouse Units

Whinbank Park, Redworth Way, Newton Aycliffe  
Approximately 2,500 sq ft - 15,500 sq ft

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

The property is located on the heart of Aycliffe Industrial Estate one of the largest estates in the North East. The proposed development is located prominently on Coatham Avenue which in turn provides excellent access to the A167 and Junction 59 of the A1(M) thereafter.

## ACCOMMODATION

The units have the following approximate gross internal floor areas:

Unit	sq m	sq ft
1	822.16	8,850
8	232.25	2,500
9	232.25	2,500
10	232.25	2,500
11	232.25	2,500
12	232.25	2,500
13	222.96	2,400
14	185.80	2,000
15	185.80	2,000
16	185.80	2,000
17	185.80	2,000
18	185.80	2,000
19	222.96	2,400
20	1,439.95	15,500



## DESCRIPTION

The buildings incorporate the following specification:

- Offices
- DDA Compliant WC Facilities
- Units 1 and 20 -7 Metre Eaves
- 6 Metre Eaves
- Capable of Sub-division
- Large Vehicle Access Doors
- Secure Site

## ENERGY PERFORMANCE CERTIFICATE

The EPC's will be completed upon completion.

## TERMS

The units are available on new FRI leases.

## RATING ASSESSMENT

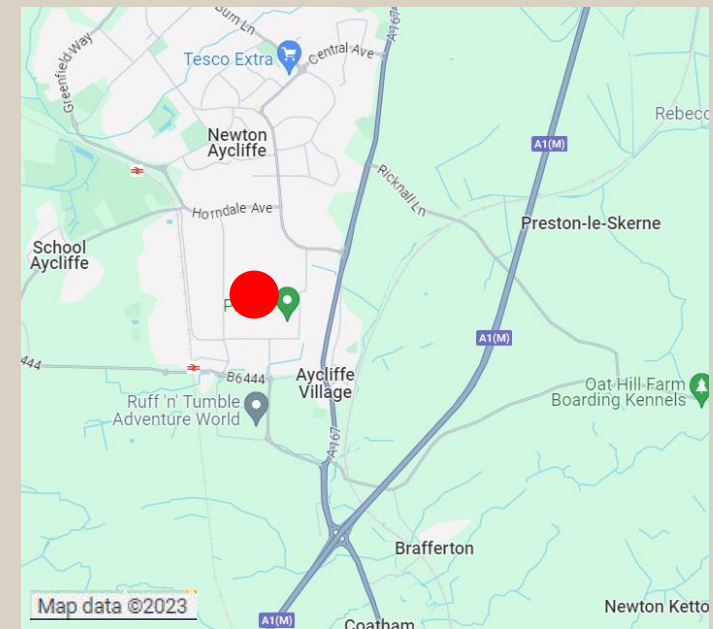
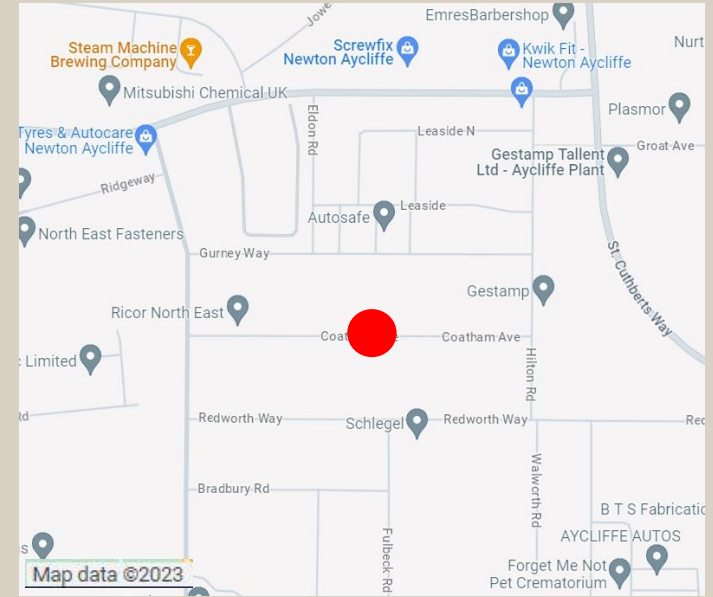
The buildings will be assessed upon completion.

## VIEWING

Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



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