



TO LET

Industrial Workshop Unit

Units 13 IES Centre, Jowett Way, Newton Aycliffe DL5 6DS

- Large Secure Yard
- Cranes (25T and 5T)
- 24 Hour CCTV Monitoring
- 11 Metre Eaves Height
- Excellent Access for Junction 59A1(M)
- **Approx 1,842.04 m sq 19,835 sq ft**

Contact: Jonathan Simpson
Email: jonathan@cpne.co.uk
Tel: 01642 704931

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001
www.cpne.co.uk

LOCATION

The IES Centre is located to the rear of Horndale Avenue and accessed directly off St Cuthbert's Way. Aycliffe Industrial Park is one of the north east's principal industrial locations and is situated a short distance from junction 59 of the A1(M) and accessed via the main A167 road.

DESCRIPTION

The property comprises of an industrial workshop unit incorporating the following Specification:

- 11M eaves
- Large Yard
- WC's
- Offices
- 25T and 5T Cranes

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal areas.

Unit 13	Sq m	Sq ft
Workshop	1,729	18,619
Office	113.04	1,216
TOTAL	1,842.04	19,835

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D. A full copy of the EPC is available for inspection if required.

TERMS

The premises are available by way of a full repairing and insuring lease at an asking rental of £75,000 per annum exclusive. Further information is available upon application.

SERVICE CHARGE

There is currently a site service charge.

The apportionment for unit 13 for the 23/24 s/c budget is £12,893.53 p/a.

RATEABLE VALUE

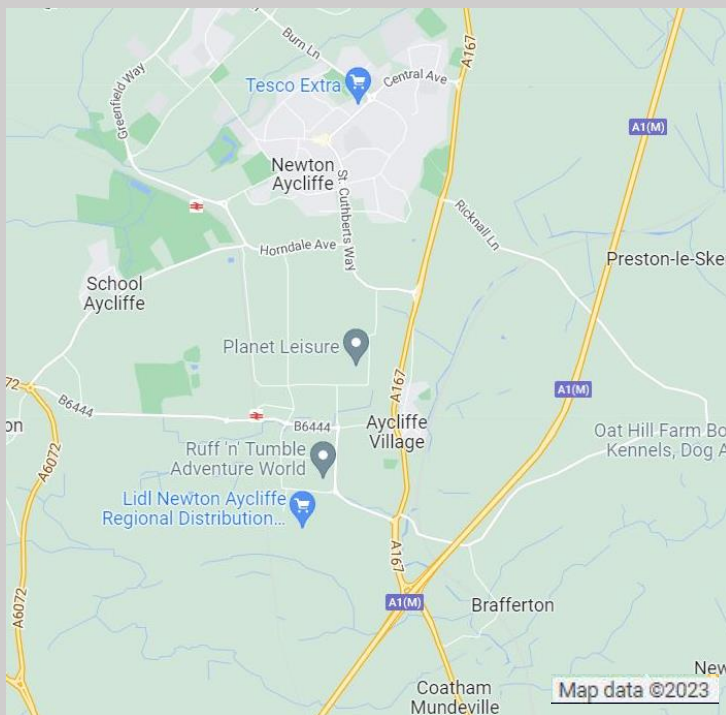
Interested parties should contact the Local Authority to establish the precise rates payable.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@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. Connect Property North East Ltd Registered Company Number 9404628

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk