



TO LET

Refurbished Factory / Warehouse Units

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

- **24 Hour Security**
- **19 Acre Secure Site**
- **Approx. 6,150 sq ft – 12,600 sq ft**
- Unit 24 A 599 sq m (6,450 sq ft)
- Unit 24B 570 sq m (6,150 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 refurbishment comprises of two industrial/ warehouse units with the following specification available individually or as one.:

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

TERMS

The workshops are available individually or as one on a new FRI lease.

Unit 24A – £30,650 pa exclusive.

Unit 24B - £30,650 pa exclusive



BUSINESS RATES

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

SERVICE CHARGE

The current service charge 0.76p per sq ft per annum.

ENERGY PERFORMANCE CERTIFICATE

24A - D

24B - D

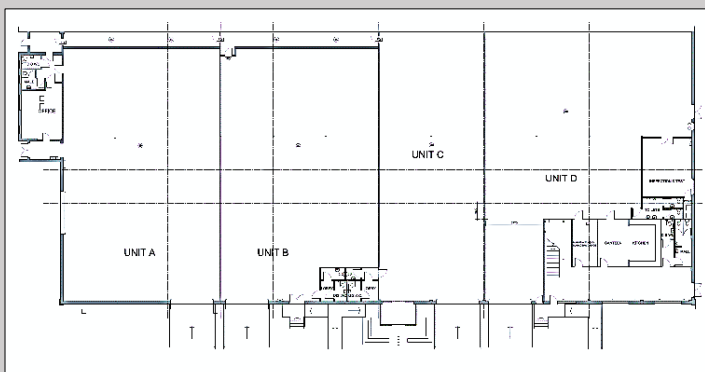
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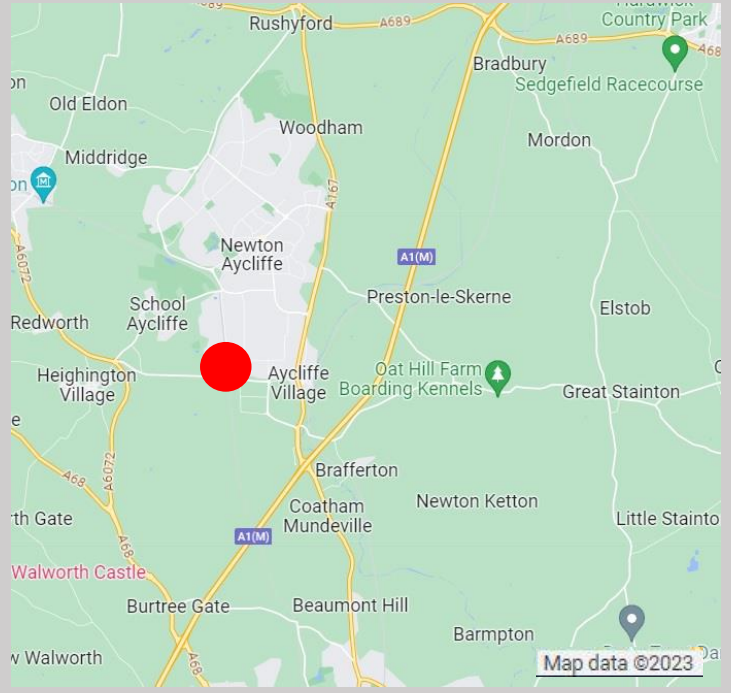
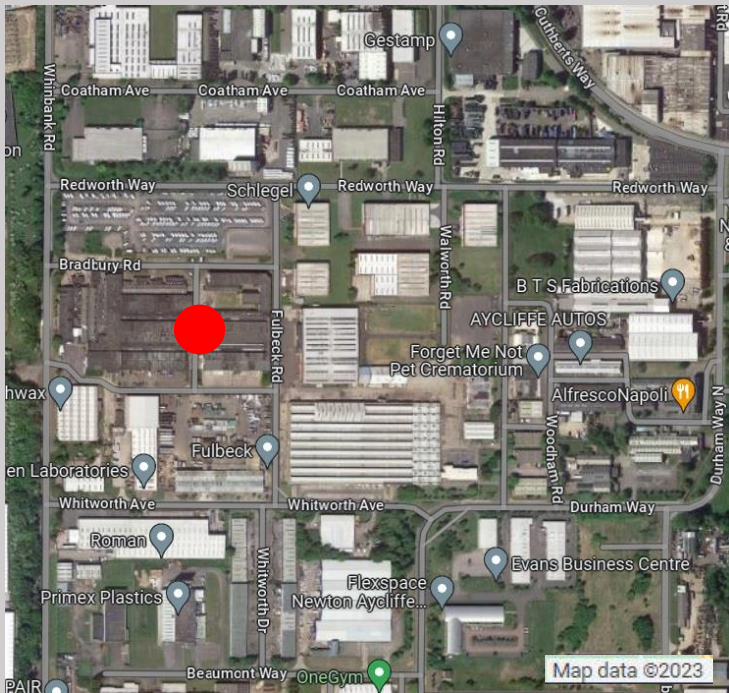
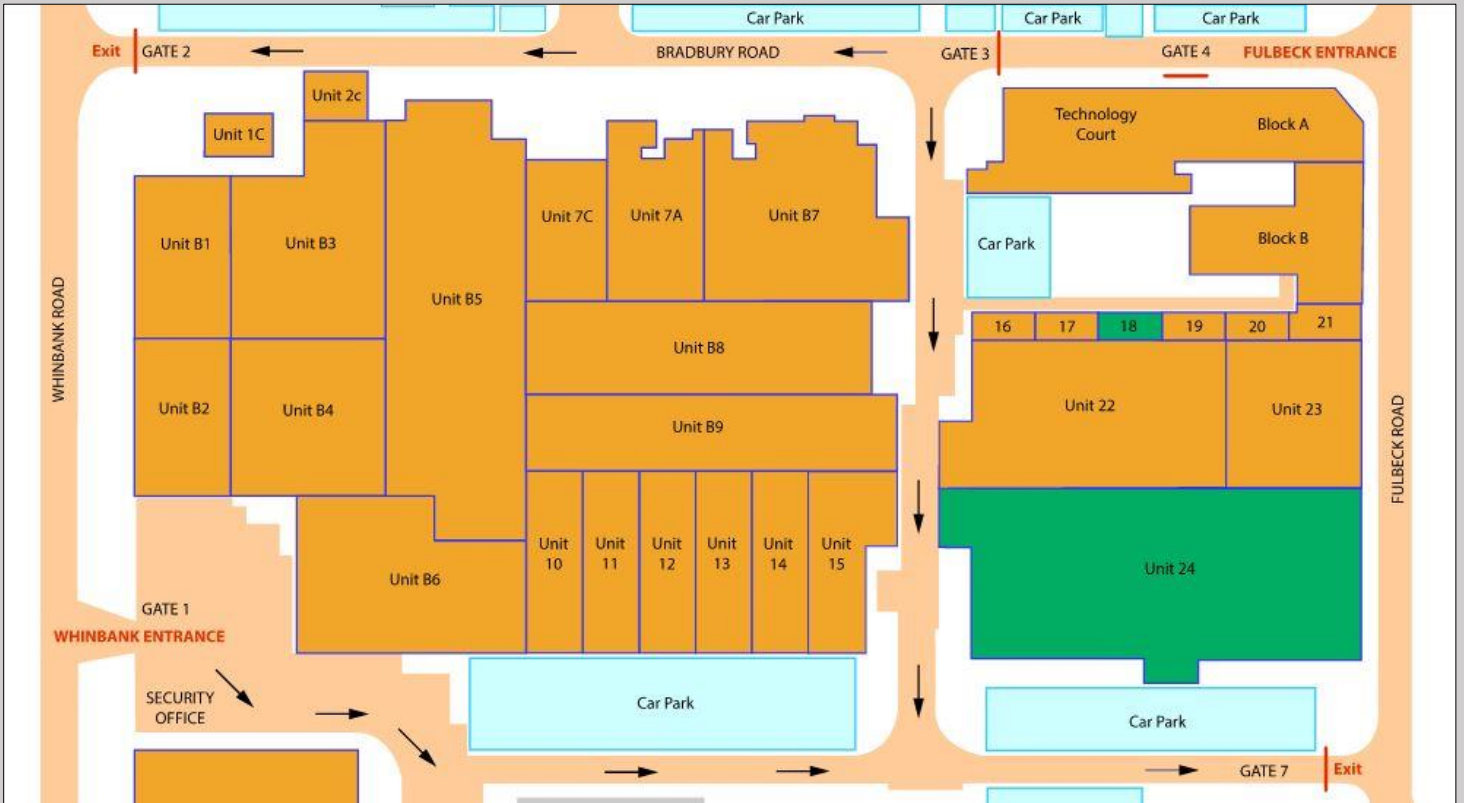
Strictly through the agents:

Connect Property NE

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