

INDUSTRIAL UNIT TO LET

UNIT 4 REDWORTH WAY

Newton Aycliffe DL5 6XQ



LOCATION

Redworth Way is located in the heart of Aycliffe Business Park and can be accessed by Durham Way South the main estate road through Aycliffe Business Park. Access to the A1(M) is just 1.4 miles south at Junction 59.

The estate is home to many international companies including Husqvana, Gestamp Tallent, Lidl and Hitachi Rail Europe.

DESCRIPTION

The property comprises of a semi-detached workshop/ warehouse unit. The unit is externally clad in metal profile sheeting to both the elevations and roof, incorporating the following specification:

- Two storey offices, WC's and associated facilities
- 5M Eaves
- Lighting
- Roller Shutter Loading Access

Externally, the unit benefits from assigned car parking spaces.

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 2018 to provide the below Gross Internal Area:

PROPERTY	SQ FT	SQ M
Ground Floor Offices	958	89.01
First Floor Offices	958	89.01
Warehouse	13,069	1,214
Total	14,985	1,392.02

TERMS

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£82,270 per annum exclusive of VAT, service charge and utilities.

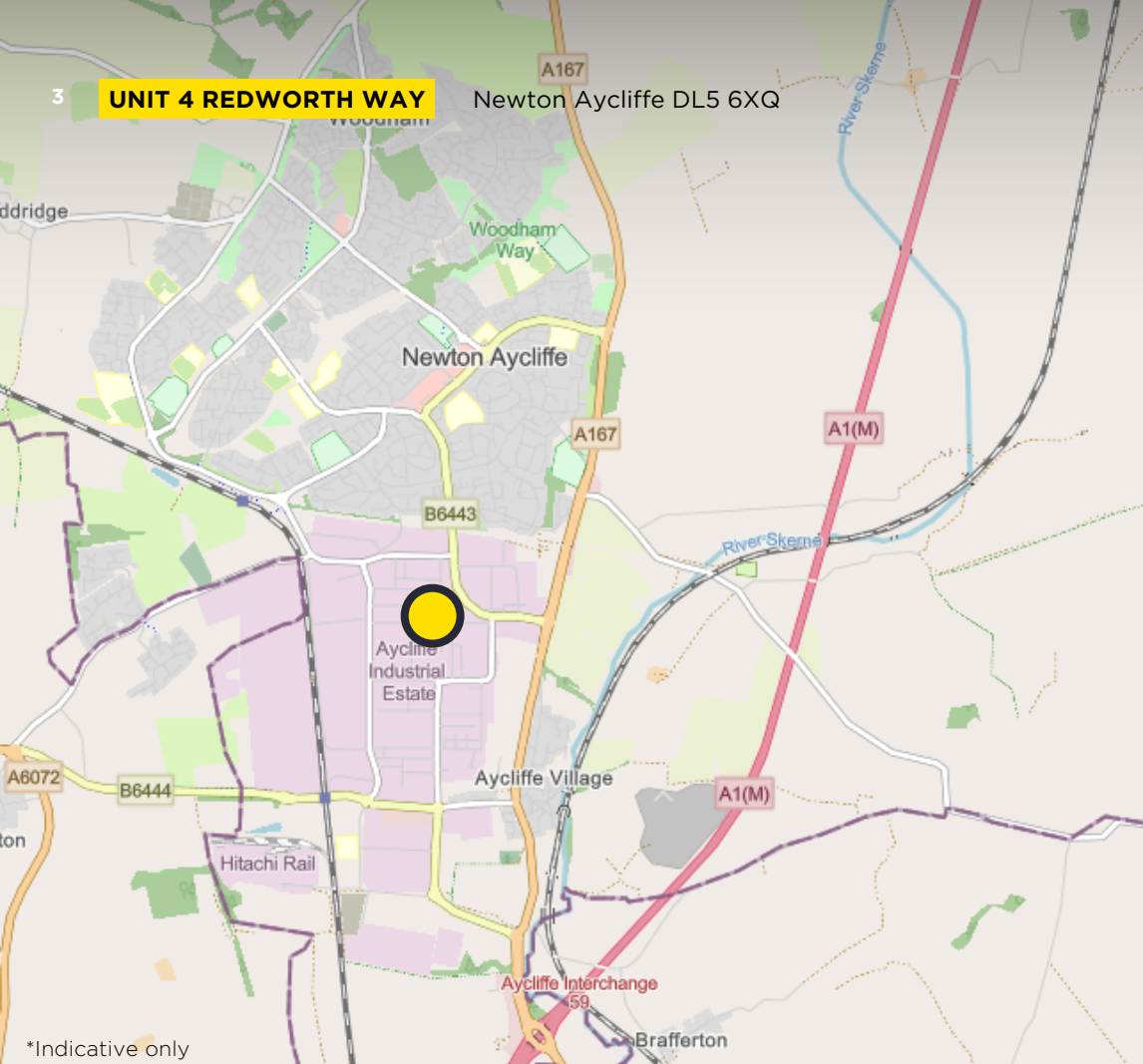
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SERVICES

We understand the properties benefit from water and electric connection.





IMPORTANT NOTICE

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RATEABLE VALUE

Further information available upon request.

VAT

All rents and prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

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