

**Mileway**

# Newton Aycliffe Industrial Estate

## Newton Aycliffe

Available to Let  
Warehouse  
3,700 – 26,810 sq ft



Popular location



5.5M eaves height



Roller shutter doors



Shared service yard



# Newton Aycliffe Industrial Estate

Aycliffe Business Park Newton Aycliffe DL5 6DE



## Description

Northfield Way is located to the northern end of the Estate, off Horndale Avenue. Northfield Way comprises a total of twenty eight units arranged over a series of terraces. Situated in a well-established industrial and business location, these flexible industrial units can be joined or sub-divided to suit different needs. There are single-storey amenity blocks at the front of each unit with offices, WC and staff facilities. Outside, there is designated car parking and shared service yards. Some units have their own secure gated yards.

The buildings are of steel portal frame construction with part brick and part profile metal-clad elevations under a single pitched profile metal-clad roof.

For convenient access, the units have up-and-over doors approximately 4.5 m high by 4.1 m wide. The internal eaves height is approximately 5.5 m.

## Location

Aycliffe Business Park is located within County Durham approximately 0.75 miles from J59 of the A1(M) and 1.5 miles to the south of Newton Aycliffe's town centre. Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

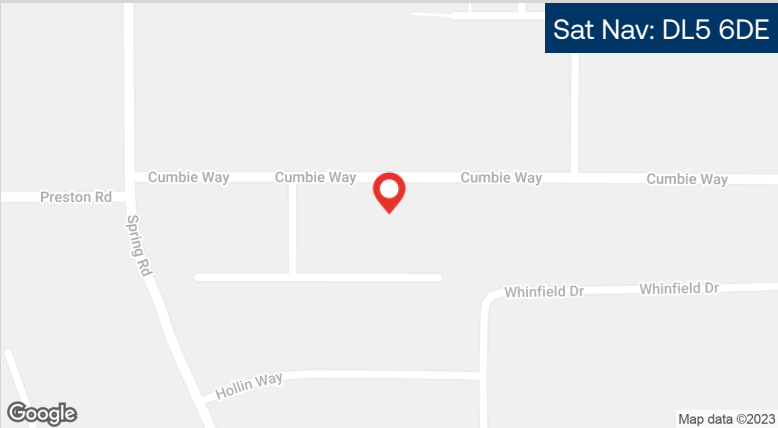
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Northfield Way Unit 08	Warehouse	3,815	Under offer	£1,835 PCM
Northfield Way Unit 09	Warehouse	5,669	Under offer	
Northfield Way Unit 10	Warehouse	3,700	Immediately	£1,775 PCM
Northfield Way Unit 12	Warehouse	7,508	Immediately	
Northfield Way Unit 14	Warehouse	5,618	01/08/2025	
Total		26,310		

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