



FOR SALE *Aycliffe Business Park*
Heighington Lane, Newton Aycliffe, DL5 6EF



Strategically located freehold factory/warehouse complex

29,151m² (313,784 sq.ft) on a site of 6.73 hectares (16.6 acres)



LOCATION

Aycliffe Business Park is a long established manufacturing and distribution location occupying a strategic position in the North East region 1 mile from Junction 59 of A1(M). Darlington lies around 6 miles to the south east and Durham 13 miles to the north and Newcastle 33 miles to the north.

The Ports of Tees, Tyne, Hartlepool, Seaham and Sunderland are all within easy reach of the estate, as are both Newcastle and Teesside Airports. Darlington lies on the East Coast Main Line (London to Edinburgh) and links with the Cross Country route (Leeds/Birmingham/Bristol).

Occupiers on the estate include Husqvana, Gestamp, Lidl, Ineos, 3M, EBAC Group and Hitachi Rail Europe.

The property lies in the south west corner of the estate immediately off Heighington Lane and adjacent to the Bishop Auckland branch line.

DESCRIPTION

This site comprises principally of three main buildings plus some further outbuildings and undeveloped land accessed off a private roadway forming part of the title, but partly shared with the adjoining occupiers.

For ease the buildings are reference on the site plan and aerial photograph.

Building 1 is a traditional steel portal framed structure with cavity brickwork and insulated cladding to the elevations and a double pitched roof with an insulated corrugated asbestos cement sheet covering. Within the envelope of the building is a 2 storey office and ancillary block providing a range of open plan and cellular rooms as well as office and works welfare areas.

The factory space has a clear height of 7.2m and is divided into a series of sections although none of the walls are structural and as such could be removed as required.



Building 1



Building 1



Building 1

It has a series of vehicular access points to the perimeter but principally to the southern elevation where there is a large concrete apron serving 2 loading doors.

Building 2 is a former manufacturing space formed in two sections, the older part of which is of brickwork construction with a corrugated asbestos cement sheet roof and the more recent extension of steel profile cladding and sheeting. The older part of the building contains a series of offices and welfare areas and the new extension benefits from a loading bay to its northwest corner.



Building 3 is a purpose built warehouse constructed in the late 1980's which is also steel framed with profile steel cladding to the walls and roof areas. Internally it provides largely open plan space and a clear height of 8.93 m. There are a series of single storey offices and welfare rooms within the unit and on the western elevation a large drive through covered loading bay.



Buildings 4 & 5 comprise a small storage unit and a former boiler house, which has been largely stripped of all its plant.

There is an area of undeveloped land immediately south of the boiler house (Ref 6) giving the opportunity for further development or hardstanding and on the west side of the site is the main car park.



ACCOMMODATION

The buildings provide the following gross internal floor areas:

Plan Reference	M ²	Sq.Ft
Building 1		
Factory Area	11,178	120,323
Two storey offices/welfare	1,899	20,455
Mezzanine - Art Room	768	8,263
Rear Plant Room	164	1,762
Total	14,009	150,793
Building 2		
Factory/offices/welfare	6,103	65,690
Loading Bay	554	5,963
Total	6,657	71,653
Building 3		
Warehouse Area	6,898	74,255
Loading Bay	910	9,793
Total	7,808	84,049
Building 4 (Stores)	103	1,107
Building 5 (Former boiler house)	574	6,182
Total Buildings	29,151	313,784
Site 6 (Undeveloped Land)	0.75 hectare	1.85 acres
Total Site Area	6.73 hectares	16.6 acres

SERVICES

The site benefits from all mains utility supplies and drainage is connected to the adopted sewers.

There is a substantial electricity infrastructure serving the site with a total transformer capacity of 5.5 MVA. The gas supply to site is from two 150mm medium pressures mains and water is from metered supplies to each of the main Buildings which are between 30mm and 50mm diameter.

RATEABLE VALUE

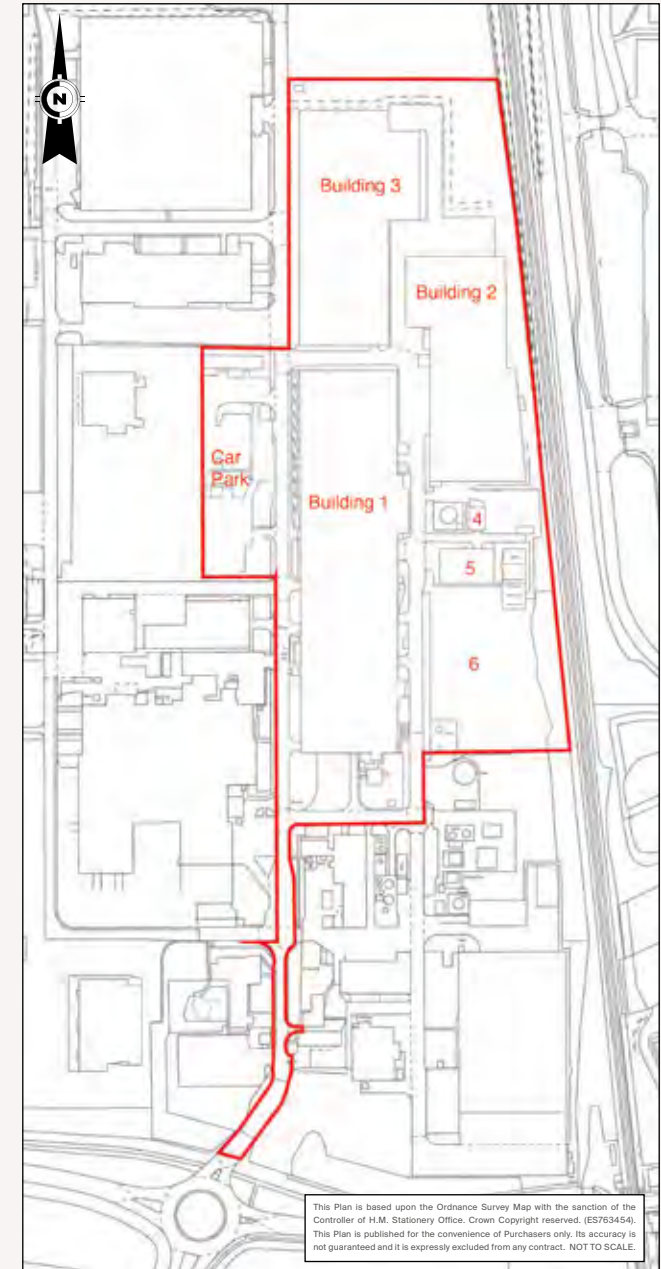
The premises are assessed at a rateable value of £590,000 and the rates payable for the financial year 2021/22 are £302,080.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of E125.

LEASEBACK

Formica need to leaseback Buildings 2 and 3 for around 12 months whilst they build a replacement warehouse at their North Shields site. During that period will pay a rent of £250,000 per annum and an estimated £165,000 per annum contribution towards business rates. They will also pay for utilities on a sub-metered or fair proportion basis.



PRICE

Offers are invited in the region of **£5,500,000**
(subject to contract) for our clients freehold interest

VAT

All figures quoted are subject to VAT if applicable.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

For further details please contact:



0191 221 2211

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

Mark Proudlock

0191 5945019 or 07766 968891
mark.proudlock@knightfrank.com

Simon Haggie

0191 5945009 or 07798 570603
simon.haggie@knightfrank.com



Connecting people & property, perfectly.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (E5763454). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2021. Photographs dated September 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.