



To Let

Industrial Open Storage

**St Johns Road
Aycliffe Industrial Estate
Durham
DH7 8RJ**

SUBJECT TO CONTRACT

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HTA Real Estate
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- Serviced plots
- 0.2 acres – 1.32 acres
- Plots can be combined
- Secure site

Location

Meadowfield Industrial Estate is located approximately 2.5 miles to the west of Durham and 19 miles south of Newcastle.

The site is accessed via a new entrance road off St John's Road, the main thoroughfare on the industrial estate linking the property directly to Durham city centre via Browney Lane and the A690.

Durham has excellent transport links to the A1 and the wider road network whilst Durham Rail Station is a main stop on the East Coast mainline with links to London in just under three hours.

Description

The site comprises a rectangular shaped secure fenced area laid in concrete/tarmac with a recently developed access road off St. Johns Road.

The site offers excellent and rare industrial open storage accommodation and benefits from 24/7 access with secure fencing, electric sliding security gate and CCTV monitoring. The site also benefits from power connection and floodlighting.

Site Areas

Plot	Size (Acres)
A	Let to yard Self Storage
A1	1
A2	1.11
B	1.32
C1	Let
C2	Let
C3	Let
C4	1.05
D	0.2

Terms

The plots are available individually or combined on a leasehold basis with terms to be agreed.

Planning

Use Class B8 and Open Storage.

Services

The site benefits from power, floodlights and monitored CCTV.

Rent

On application.

Costs

Each party to be responsible for their own legal and surveyor's costs incurred in the transaction

VAT

All figures quoted are exclusive of VAT which may apply.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the tenant

Viewing

Via Agents HTA Real Estate

Richard Scott - richard@htare.co.uk
Direct Tel: 0191 245 3012

Nick Atkinson - nick@htare.co.uk
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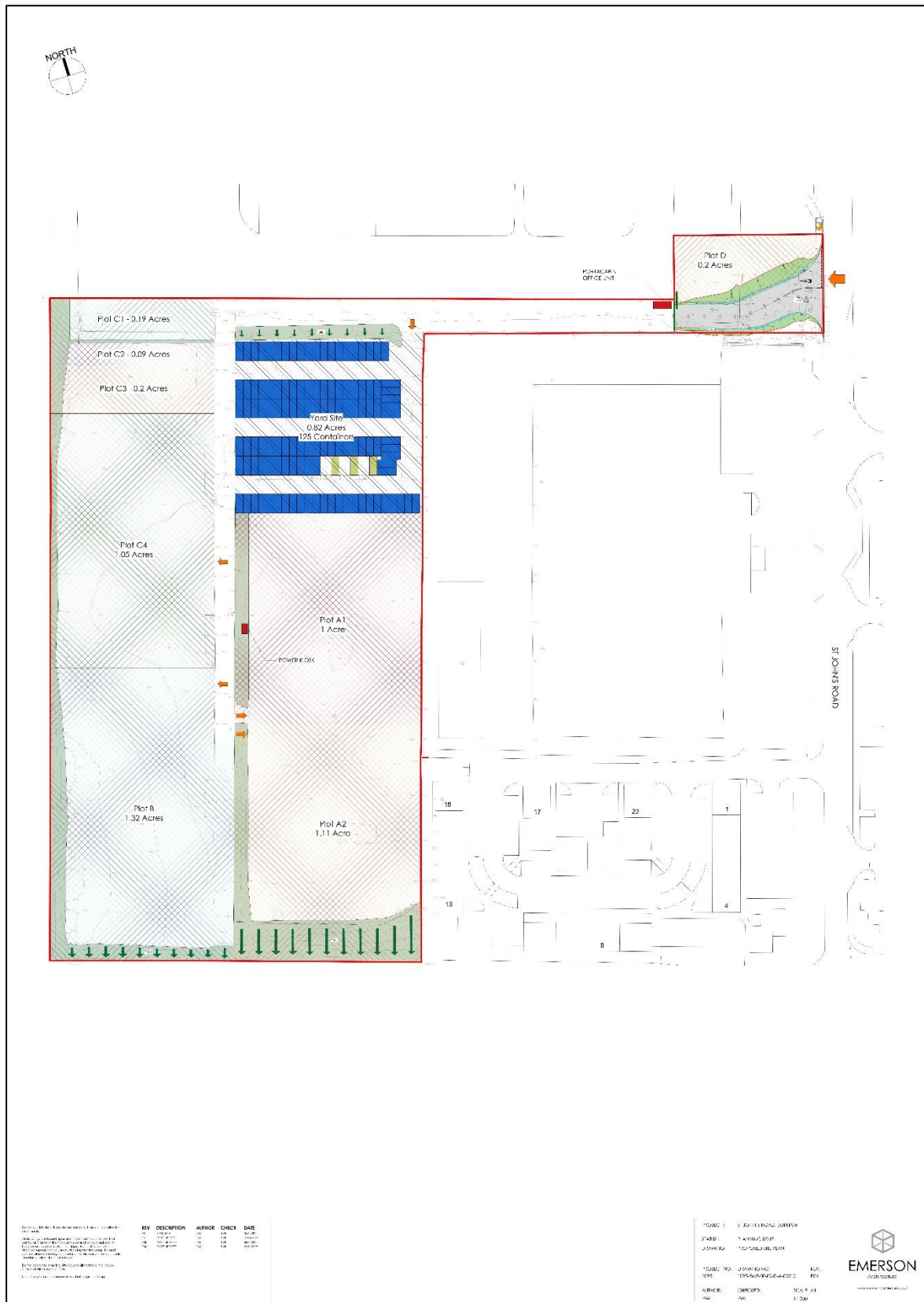
Or joint agent Connect Property

Tel: 01642 602 001



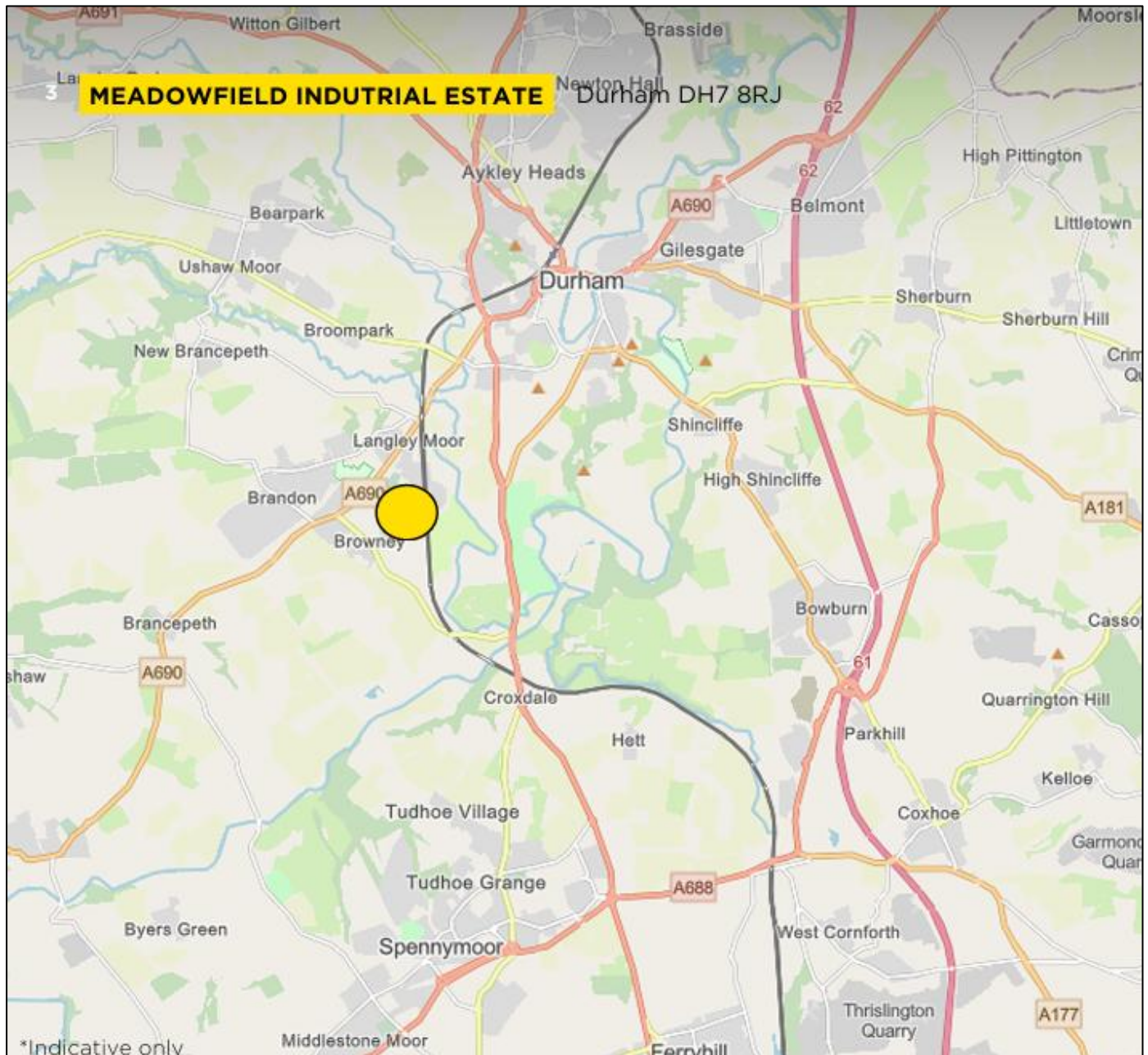
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