

CARVERS
COMMERCIAL & SURVEYING

465C Woodham Road, Newton Aycliffe Business Park, Newton Aycliffe, Co. Durham, DL5 6HT

Light Industrial Unit with Offices – 5,329sq.ft.

TO LET - £22,500pax

SITUATION/LOCATION

Woodham Road lies adjacent to Durham Way in the heart of Newton Aycliffe Business Park, a premier trading estate in the North East. Newton Aycliffe Business Park incorporates notable occupiers including Hitachi, Gestamp, Husqvarna and PWS amongst a diverse variety of other established independent businesses. Newton Aycliffe Business Park lies adjacent to J59 of the A1M approximately 8 miles north of Darlington, 13 miles south of Durham and 19 miles west of Middlesbrough.

DESCRIPTION

End terrace single-storey industrial unit with offices.

The property is of brick construction held under a flat concrete felt covered roof with single storey lean to at the front.

Internally the property comprises open plan office areas with warehouse, kitchen/ wcs and a number of meeting/ office rooms.

The offices are heated by way of a gas fired central heating system incorporating a suspended ceiling with integrated lighting.

The warehouse is served with roller shutter access from the rear.

Externally there is forecourt parking at the front and rear.

TENURE/ LEASE TERMS

Leasehold. A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Warehouse	198.98sq.m.	2,141sq.ft.
Offices	296.19sq.m.	3,188sq.ft.
Gross Internal Area	495.17sq.m.	5,329sq.ft.

Height Approx: 3.84m

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

£18,500. Interested parties are advised to direct further enquiries to the local rating authority.

VAT

We are advised by our client that VAT is not applicable to the rent.

EPC

TBC

VIEWING

Strictly by appointment only through agents.












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