

Newton Aycliffe Industrial Estate

Aycliffe Business Park Newton Aycliffe DL5 6DE

Warehouse | 3,700 - 28,115 ft²



Popular location



5.5M eaves height



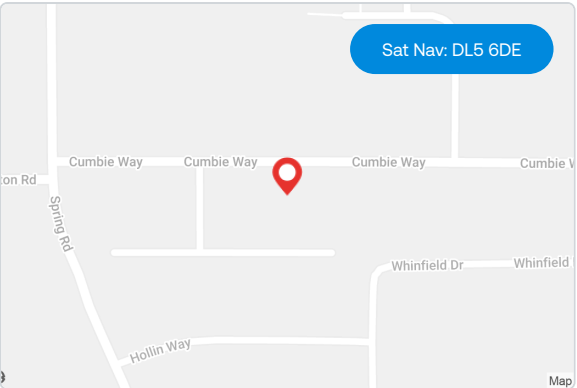
Roller shutter doors



Shared service yard

Available to Let





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.

Further information

EPC
Unit 9: D, Unit 10: D,
Unit 12: C, Unit 18: D,
Unit 21: D.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Northfield Way Unit 09	Warehouse	5,669	Under offer	2,375
Northfield Way Unit 10	Warehouse	3,700	Immediately	1,750
Northfield Way Unit 12	Warehouse	7,508	Under offer	3,130
Northfield Way Unit 13	Warehouse	7,524	Immediately	2,920
Northfield Way Unit 18	Warehouse	3,714	Under offer	1,750
Total		28,115		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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