

# Newton Aycliffe Industrial Estate

Aycliffe Business Park Newton Aycliffe DL5 6DE

Warehouse | 3,700 - 22,446 ft<sup>2</sup>



Popular location



5.5M eaves height



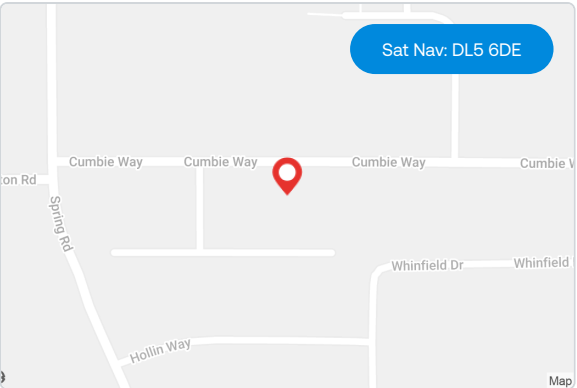
Roller shutter doors



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.

## 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.

## 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.

[Book a viewing](#)

**Mileway**

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## Accommodation:

Unit 10 Price is valid for 2026 only

| Unit                            | Property Type | Size (sq ft) | Availability | PCM Rent (£) | Reduced Rent (£) | EPC |
|---------------------------------|---------------|--------------|--------------|--------------|------------------|-----|
| Northfiel Warehouse Way Unit 10 |               | 3,700        | Immediately  | 1,750        | 1,080            | D   |
| Northfiel Warehouse Way Unit 12 |               | 7,508        | Under offer  | 3,130        | 3,130            | C   |
| Northfiel Warehouse Way Unit 13 |               | 7,524        | Under offer  | 2,920        | 2,920            |     |
| Northfiel Warehouse Way Unit 18 |               | 3,714        | Under offer  | 1,750        | 1,750            | D   |
| Total                           |               | 22,446       |              |              |                  |     |

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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