

RECENTLY REFURBISHED



To Let | Industrial Premises | 3,708 - 12,961 Sq ft (344 - 1,204 Sq m)

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Northfield Way

Newton Aycliffe Industrial Estate, Newton Aycliffe, Co Durham, DL5 6EJ

m.seven
REAL ESTATE

Description

Northfield Way comprises a total of twenty eight units arranged over a series of terraces. The units offer a degree of flexibility as they can be joined or sub-divided depending on tenant demand. The units are of steel portal frame construction with part brick and part profile metal clad elevations under a single pitched profile metal clad roof.

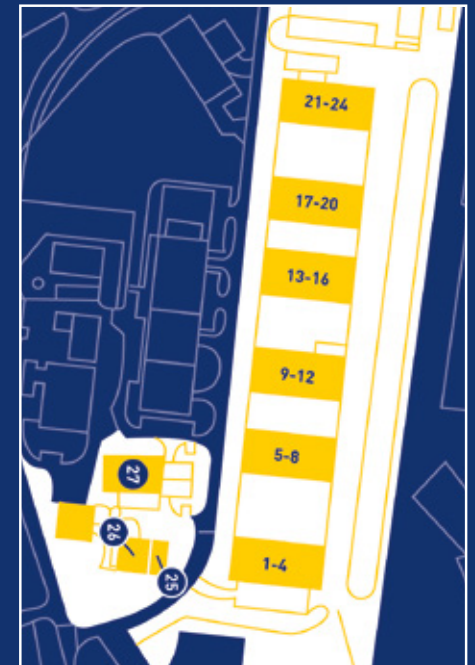
Designated car parking and single storey amenity blocks are provided to the front of each unit to include offices, WCs and staff facilities. Shared service yards lie to the rear of each terrace with some units benefitting from a secure gated yard. Loading is via up and over roller doors being approximately 4.5m high by 4.1 wide. Internal eaves height is approximately 5.5m.



Accommodation

Unit	Sq ft	Sq m
7	7,076	657
11	3,708	344
15	3,585	333.05
16	3,808	353.77
24	3,795	353
25	3,147	292.36
26	6,070	563.92

Note: Units 9 to 11 can be combined to create up to 1,198 Sq m (12,890 Sq ft). Units 13 and 14 can be combined to create up to 1,204 Sq m (12,961 Sq ft). Unit 15 to 16 can be combined to create 686.82 sq m (7,392 sq ft). Unit 25 and 26 can be combined to create up to 856.28 sq m (9,216 sq ft).

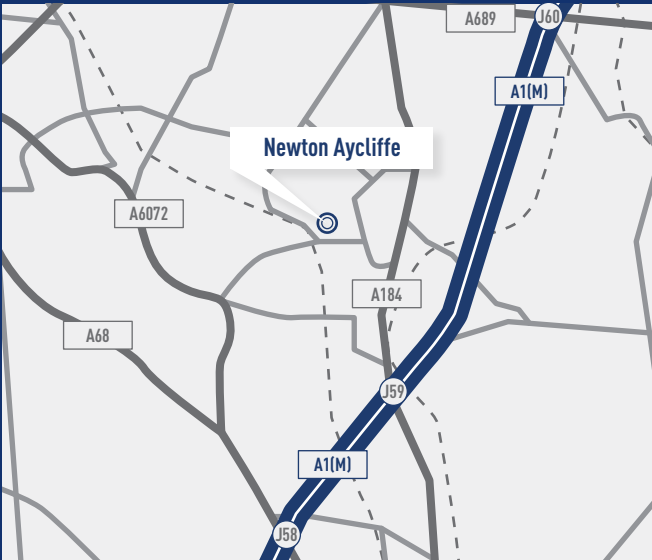


Location

Newton Aycliffe Industrial Estate is located within County Durham approximately 0.75 miles from Junction 59 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.

Northfield Way is located to the northern end of the Estate, off Horndale Avenue.



Energy Performance

Unit	Band (Rating)
7	D (89)
11	D (97)
15	D (97)
16	D (97)
24	E (111)
25	E (115)
26	E (101)



Service charge

A service charge is payable towards upkeep of the maintenance and common parts of the Park. Further details available from the agents.

Services

We understand that all main services are connected to the property. However, none of the services have been tested and any interested parties should satisfy themselves in this regard.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.





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Rating

Enquiries reveal 2010 Rateable Values of:

Unit	Band (Rating)
7	£18,250
11	£11,500
15	£12,000
16	£12,250
24	£12,000
25	£12,750
26	£21,250

Potential occupiers are requested to make their own enquiries with the Local Authority to verify the current rates payable.

Terms

The units are available on a new lease for a term of years to be agreed.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing



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