



Cumbie Way

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

TO LET
INDUSTRIAL UNIT

Unit 3,056 sq ft

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m seven
REAL ESTATE

Location

The property 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.

The asset is situated within the Aycliffe Business Park, the second largest industrial conurbation in the north east which extends to 672 acres and is the home of 250 companies employing 8,000 people.

Description

Cumbie Way Industrial Estate comprises seven units, which are a combination of semi-detached and terraced warehouse buildings.

The units are of steel frame construction with profile metal clad elevations.

Each of the units has an internal eaves height of approximately 6m and a sectional up and over loading door;

Internally the buildings have an integral amenity block comprising offices, WC's and staff facilities; and

Externally there is dedicated car parking for each building.



Lease

The property is available by way of a new lease for a term of years to be agreed. Alternatively, the landlord will consider a sale on a long leasehold basis. Further information on rents and price is 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.

Service charge

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

EPC

D100

Accommodation

Description	Area (Sq ft)	Quoting Rent (£)
Unit 11	3,056	£13,000

VAT

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



Further Information

Contact the sole agents:



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