

TO LET

Unit D Whinfield Drive, Aycliffe Business Park,
Newton Aycliffe, DL5 6AU



Terraced Workshop with Office Space 256m² (2,762 sq.ft)

- Small workshop unit with office space and toilet accommodation
- Internal clear height of 3.7m
- Dedicated forecourt/loading area
- Good size loading door
- New flexible lease
- Rent - £11,050 pa exclusive

SITUATION

The unit lies within the Aycliffe Business Park, a popular and well established industrial estate located to the south of Aycliffe town centre and approximately 1 mile from junction 59 of the A1M.

Please refer to the attached plan and map for further directions.

DESCRIPTION

This terraced workshop unit form part of a block of four dating from the early 1970's. They are steel framed with predominantly cavity brickwork external walls and a mono pitched roof of mineral felt construction supported on metal decking.

Internally the unit has concrete floors throughout and an internal clear height of 3.7m to the underside of the steel work. There is a small office, ladies and gents WCs and an entrance way from the rear.

Externally there is a concrete apron to the loading area which provides vehicular access to the unit by way of a steel sliding folding loading door.

SERVICES

The unit benefit from mains supplies of water, drainage and three phase electricity. Lighting throughout the units is by way of LED fittings. There is no fixed form of heating.

RATING

The unit currently has a combined assessment with Unit E of Rateable Value £15,000 and the rates payable for 2019/20 are £7,380 per annum.

The landlord will arrange for the assessment to be split but it is likely to be below the RV £12,000 threshold for 100% small business rates relief.

For further details please contact:



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Subject to Contract

ACCOMMODATION

The unit provide the following gross internal areas:-

Description	m ²	sq ft
Factory Area	209	2252
Offices / WCs	47	510
Total	256	2,762

ENERGY PERFORMANCE

The unit currently has an Energy Performance Asset Ratings of G246, however following installation of LED lights and other improvements the rating will be raised to an E.

TERMS

The unit is offered to let on a 3 year agreement at a rent of £11,050 per annum, under which the tenant is responsible for internal repairs and maintenance (including all doors and windows whether internal or external) and the Landlord carries out external repairs and maintenance and building insurance.

The tenant pays business/water rates.

SERVICE CHARGE

A maintenance charge will be levied on the tenant to cover the cost of external repairs and maintenance & upkeep of the external common areas, together with building insurance.

The charge for 2019/20 is £2,350 per annum

VAT

The units have not been elected for VAT.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Particulars – August 2019
Images – July 2018



Units D & E Whinfield Drive
Aycliffe Industrial Estate
Newton Aycliffe



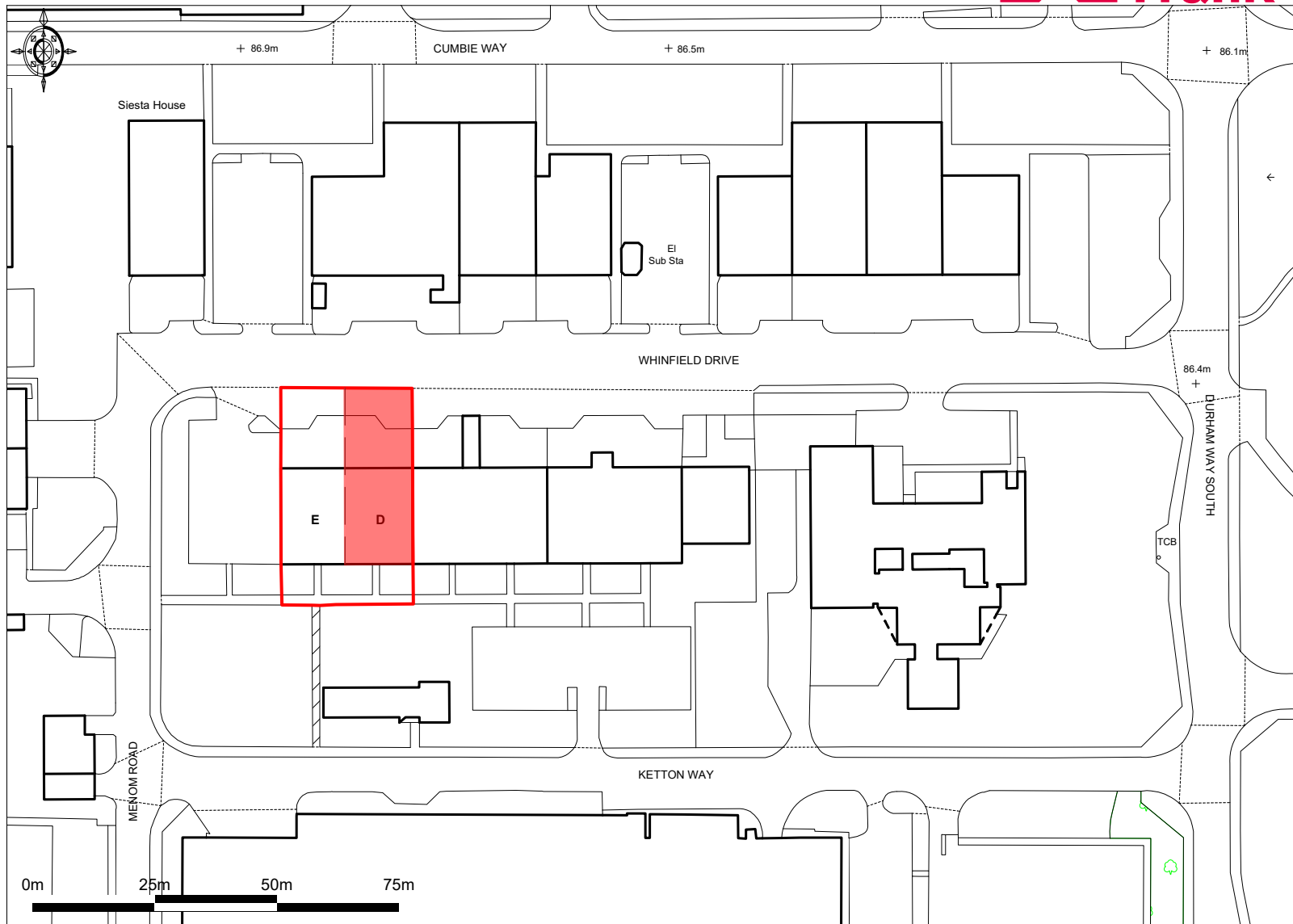
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Units D & E Whinfield Drive - Map

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Units D & E Whinfield Drive
Aycliffe Industrial Estate
Newton Aycliffe



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Units D & E Whinfield Drive - plan

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