



PROPOSED NEW RETAIL PARADE

Available Autumn 2017 (subject to build)

Central Park, Redworth Way, Newton Aycliffe, County Durham DL5 6XF

CONNECT NORTH EAST
PROPERTY
01642 602001

DEVELOPMENT SUMMARY

- Proposed new roadside retail development for Newton Aycliffe (subject to planning)
- Comprising 3 retail units of approximately 325 m² (3,498 sq ft) of retail
- Rents from £25 psf pax
- Planning granted November 2016 for A1 & A3 uses
- Estimated hand over of units for shop fitting Autumn 2017
- Units handed over to a developer's shell specification with capped services.

LOCATION

The property is located on Aycliffe Industrial Estate, an established industrial estate benefiting from its close proximity to the A167, A6702 and junction 59 of the A1(M) 2 miles away.

Darlington is approximately 7 miles to the south, Middlesbrough some 19 miles to the east, with Durham and Newcastle upon Tyne being located approximately 13 miles and 32 miles to the north respectively.

Aycliffe Industrial Estate forms part of Aycliffe Business Park, an employment location of regional significance and the largest in County Durham with over 250 businesses.

SITUATION

The property is situated at the junction of Redworth Way and Durham Way North and with visibility from St Cuthbert's Way the main road connecting to Newton Aycliffe town approximately 1 mile to the north.

ACCOMMODATION

Proposed units could provide the following approximate gross internal areas but there is flexibility at this stage to accommodate specific requirements:

Unit 1	105 m ²	(1,130 sq ft)
Unit 2	105 m ²	(1,130 sq ft)
Unit 3	115 m ²	(1,238 Sq ft)



DESCRIPTION

The premises will comprise modern retail parades with associated parking and loading.

SPECIFICATION

The units will be handed over to a developer's shell specification with capped services and drainage point.

LEASE DETAIL

Shop units will be available on new tenants effective full repairing and insuring leases for a minimum term of 10 years subject to upward only rent review on the 5th anniversary. Rents from £25 psf.

SERVICE CHARGE

Each tenant will be responsible for a fair proportion of a service charge based on floor area for the maintenance and insurance of the building and any common areas. Further details upon request.

PLANNING

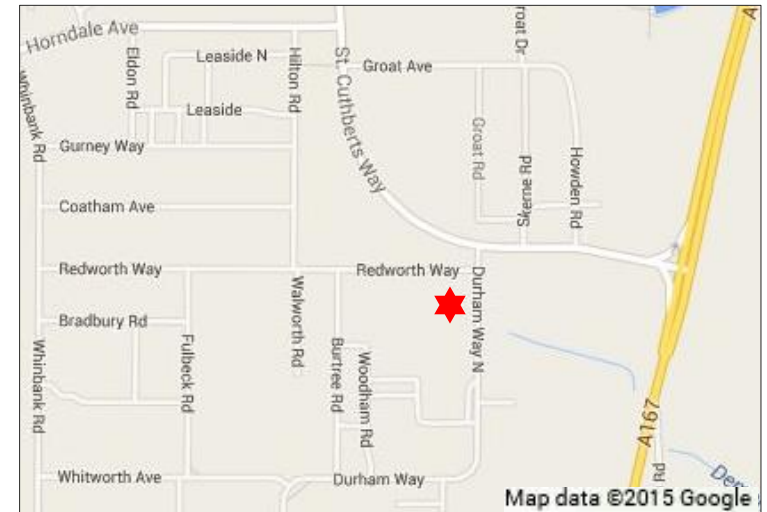
The units will have the benefit of A1, A2, A3 and A5 uses, subject to planning.

RATES

The units will be assessed by the Valuation Office on completion but the tenant will be responsible for Rates.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available for each unit upon completion



FURTHER INFORMATION

Strictly through the agents:

Connect Property North East

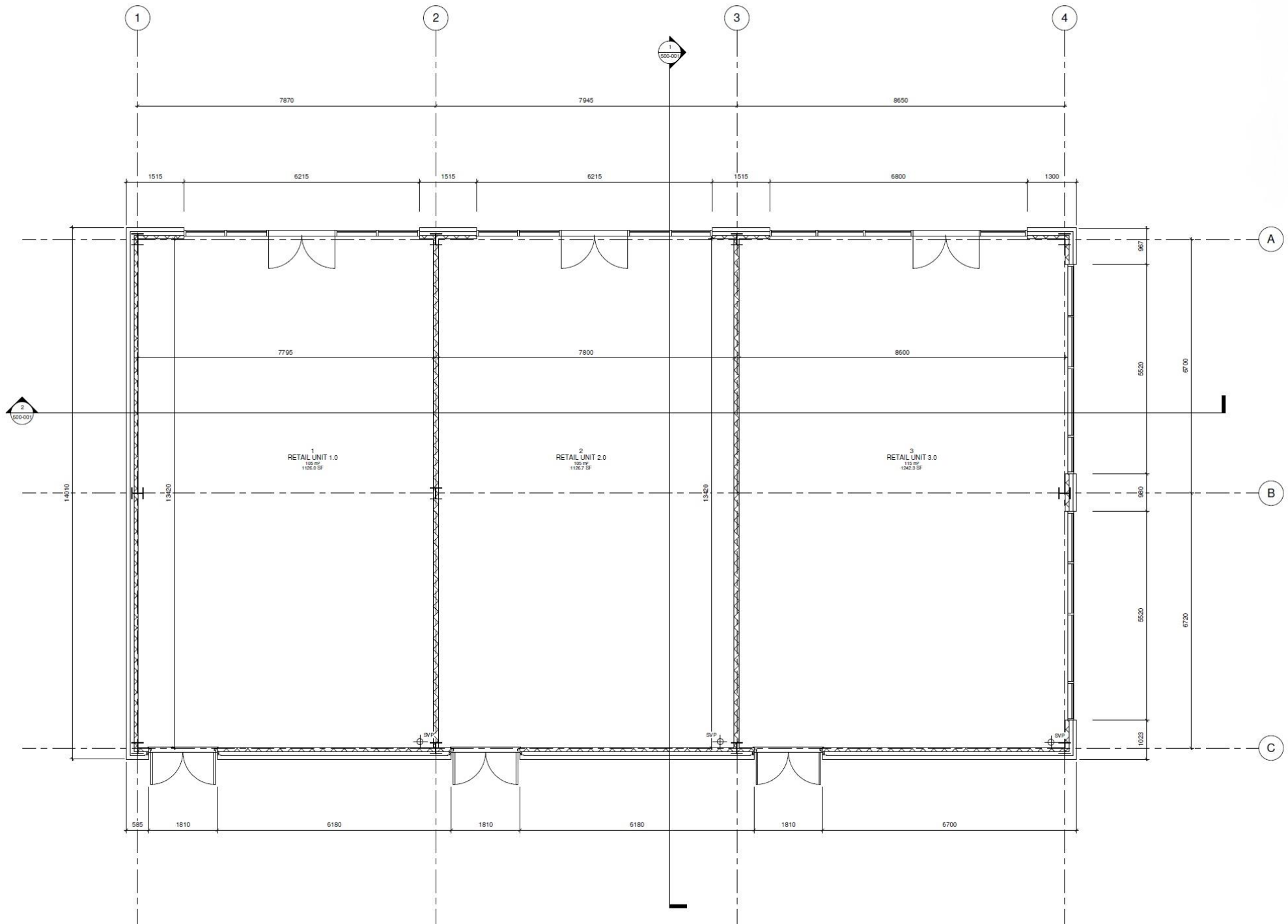
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Joint agents

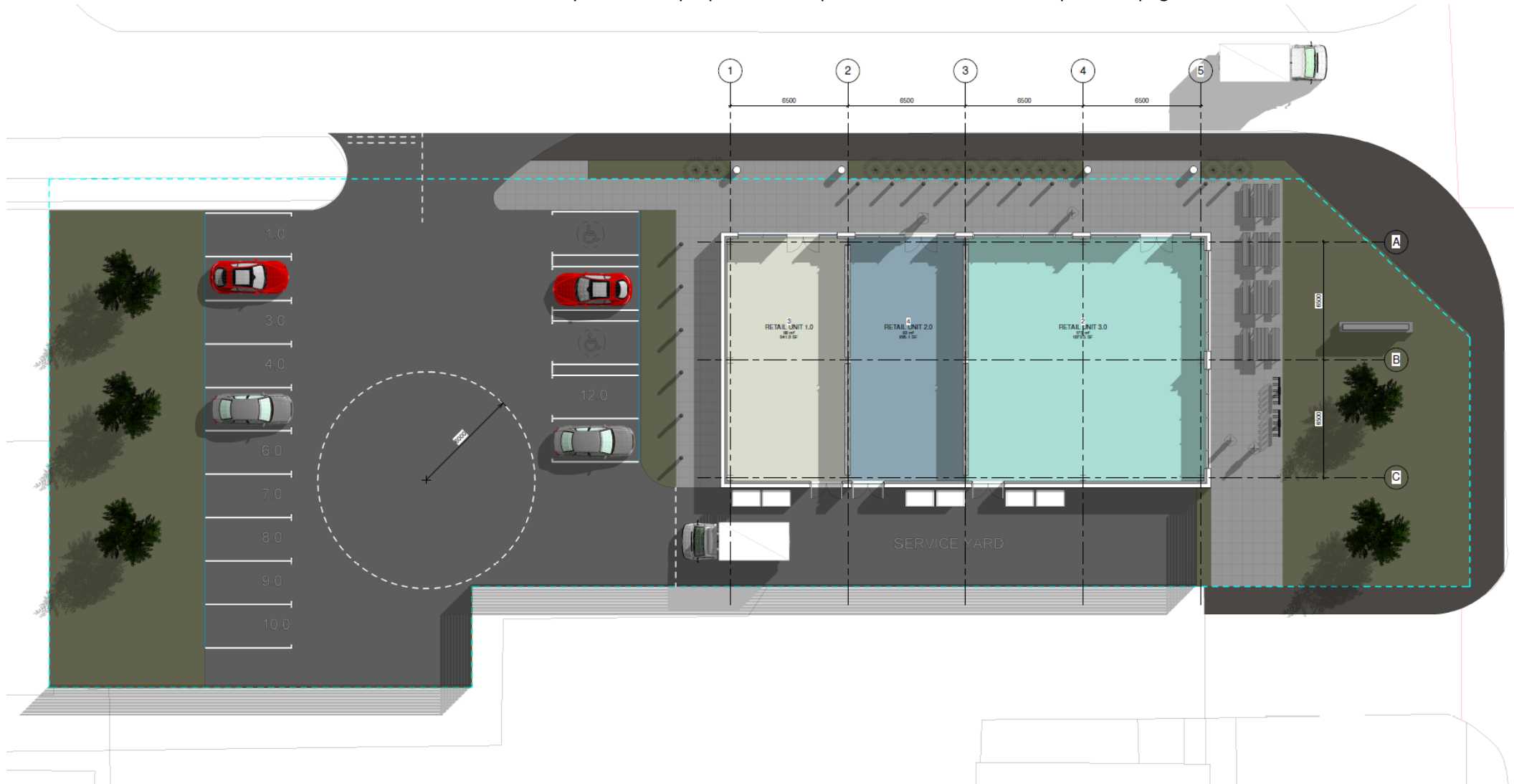
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Plan and areas are indicative and for information only. The areas proposed are as per the Accommodation on previous page.



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