



Sapphire House Office Units

IES CENTRE

Jowett Way
Aycliffe Industrial Park
Newton Aycliffe
County Durham
DL5 6DS

- Close proximity to Jct 59 of A1M
- Secure site
- 24 hour CCTV monitoring
- Allocated parking

IES CENTRE

Jowett Way, Aycliffe Industrial Park, Newton Aycliffe DL5 6DS

LOCATION

Aycliffe Industrial Park is one of the North East's principle industrial locations and is situated a short distance from junction 59 of the A1(M) and accessed via the main A167 road. This situation provides excellent access to Teesport (22 miles), Darlington (5 miles) and Middlesbrough (20 miles). The A1(M) provides direct access to both the north (towards Newcastle) and the South (towards Leeds).

Major occupiers on the estate include 3M, Ebac, PWS and Finlay Structures. The estate is soon to be home to the new Hitachi Rail Facility.



DESCRIPTION

Sapphire House is based at the IES centre which comprises a variety of industrial and office units. Sapphire House has both open plan and partitioned space available from just £5 per sq ft. The site benefits from all main services with the addition of electronically remote operated security gates and full external CCTV security system throughout.

Leases are available for immediate occupation on flexible lease term

ACCOMMODATION

We calculate that the premises provide the following approximate Gross Internal Areas:

Unit 2B	5,505 sq ft	511.4 sq m
Unit 2C	5,505 sq ft	511.4 sq m

FURTHER INFORMATION



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TERMS

Further information available from Billie Bristow; please email bb@in-siteproperty.com or call 01937 849259.



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