



# TO LET

## Industrial/ Workshop Premises

21 Leaside, Aycliffe Industrial Est, Newton Aycliffe, DL5 6UF

- Approximately 254.54 sq m (2,740 sq ft)
- Ground Floor Offices
- Roller Shutter Door
- Qualifying for Small Business Rates Relief

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## 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.

Leaside is located to the northern end of the Estate and can be accessed via Horndale Avenue.

## DESCRIPTION

The property comprises of a steel portal framed industrial unit incorporating the following specification:

- Roller Shutter Door
- 3 Phase Electricity
- WC
- Compound
- Car Parking

## ACCOMMODATION

The property has the following approximate GIA:

	Sq m	Sq ft
Workshop and Offices	245.54 sq m	2,740 sq ft

## BUILDINGS INSURANCE

The buildings insurance is £510.55 pa



## TERMS

The unit is available on a full repairing and insuring lease at an asking rent of £12,500 per annum exclusive. Further information regarding rents and costs available upon request

## SERVICE CHARGE

A service charge will be levied in connection with the common parts. This is currently £239.02 per annum.

## BUSINESS RATES

The property has a rateable value of £8,900 per annum. We recommend that interested parties contact the local rating authority directly to establish that the property qualifies for small business rates relief.

## ENERGY PERFORMANCE CERTIFICATE

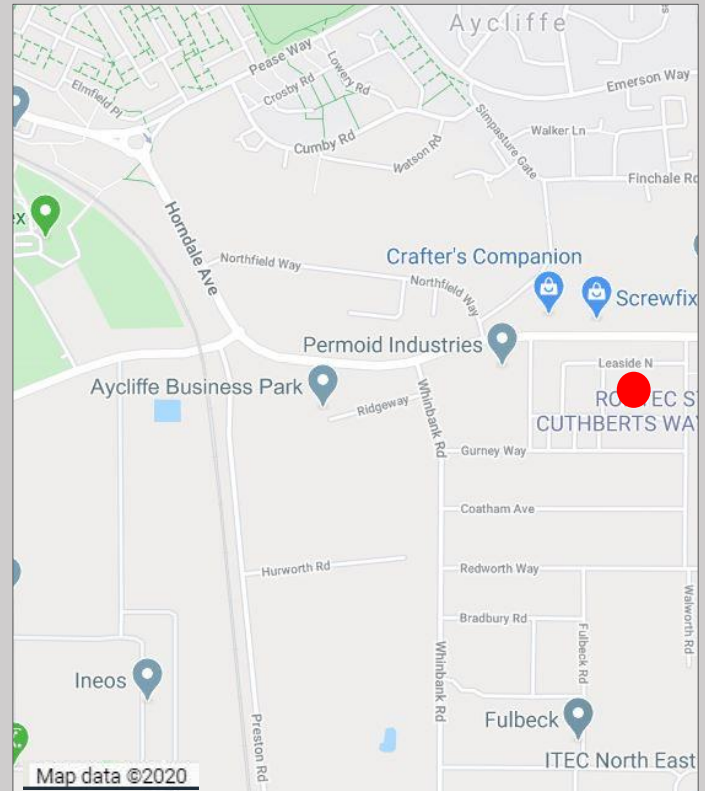
The building EPC has an EPC rating of E(114) A copy is available upon application.

## VIEWING

Strictly through the agents Connect Property North East:

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Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



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