



**TO LET**

## Industrial / Warehouse Unit

11 Whinbank Park, Whinbank Road, Aycliffe Business Park, Newton Aycliffe, DL5 6AY

- Self-Contained Refurbished Factory/ Warehouse
- Offices and WC Facilities
- Secure Estate with 24 Hour Guard Security
- **Approximately 334.62 sq m (3,601 sq ft)**

**Contact:** Jonathan Simpson

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

**Tel:** 01642 704931

**Connect Property North East**

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

## LOCATION

Whinbank Park is situated in Aycliffe Business Park which is the largest estate in the North East extending to around 400hectares (980acres) and is home to the likes of Gestamp Tallant, Ebac, and Husqvarna.

Whinbank Park itself provides an estate of 19 acres with 267,0850 sqft of industrial, workshop, warehouse space and 23,552 sqft of offices. The estate benefits from:

- Palisade Fencing
- CCTV
- 24 hour security
- On Site Management
- Cafe

## DESCRIPTION

The property comprises a terrace of industrial/ warehouse units comprising of the following specification:

- Roller Shutter Loading
- Pedestrian Access Door
- Lighting
- WC

## ACCOMMODATION

The units have the following approximate areas:

Unit 11 – 334.62 sq m (3,601 sq ft)

## TERMS

The units are available to let on full repairing and leases exclusive and plus vat.

Unit 11 - £16,205 per annum exclusive.

## BUSINESS RATES

We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable, although we expect the units to qualify for small business rates relief.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D.

## SERVICE CHARGE

A service charge of £0.72 sq ft per annum will apply to cover the upkeep and maintenance of access roads and common parts etc

## VAT

All prices quoted are deemed exclusive of VAT

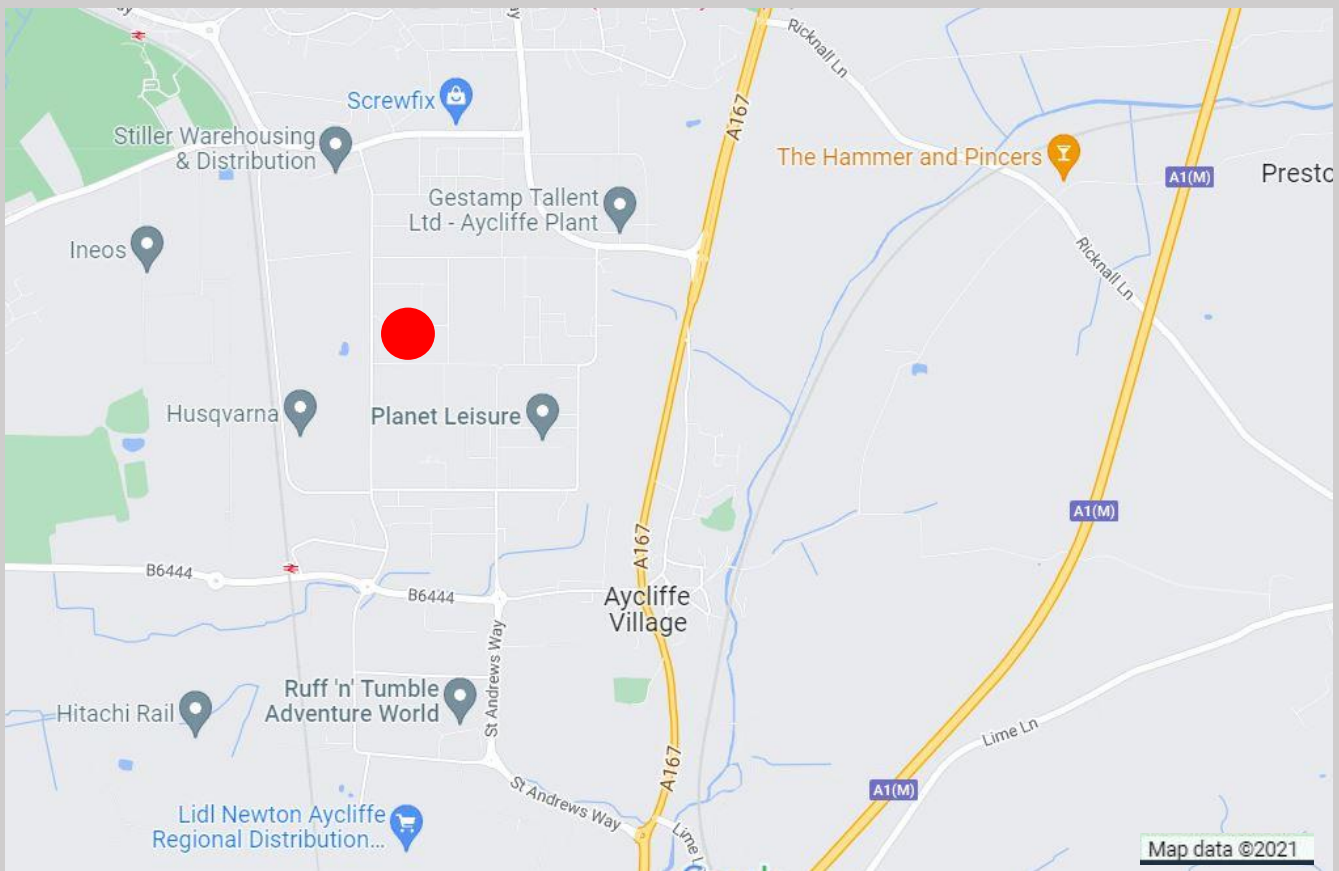
## VIEWING

Strictly through the sole agents:

## Connect Property NE

Jonathan Simpson ddl: 01642 704931

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



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628