

TO LET

Modern Industrial / Warehouse Unit

Unit 4 Redworth Way, Newton Aycliffe DL5 6XQ

- Offices
- Roller Shutter Loading
- Approximately 5 Metre Eaves Height
- WC/ Welfare Facilities
- **Approximately: 1,392.02 sq m (14,958 sq ft)**

Contact: Jonathan Simpson
Email: jonathan@cpne.co.uk
Tel: 01642 704931

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001
www.cpne.co.uk

LOCATION

Redworth Way is located in the heart of Aycliffe Business Park and can be accessed by Durham Way South the main estate road through Aycliffe Business Park. Access to the A1(M) is just 1.4 miles south at junction 59.

The estate is home to many international companies including Husqvana, Gestamp Tallent, Lidl and Hitachi Rail Europe.

DESCRIPTION

The property comprises of a semi-detached workshop/warehouse unit. The unit is externally clad in metal profile sheeting to both the elevations and roof, incorporating the following specification:

- Two storey offices, WC's and associated facilities
- 5M Eaves
- Lighting
- Roller Shutter Loading Access
- Painted Floor
- LED Lighting

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C. A full copy of the EPC is available for inspection if required.

SERVICE CHARGE

A service charge will be levied in connection with the common parts.

TERMS

The premises are available by way of a full repairing and insuring lease. Further information is available upon application.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal areas.

GF Offices	89.01 sq m	(958 sq ft)
FF Offices	89.01 sq m	(958 sq ft)
Warehouse	1,214 sq m	(13,069 sq ft)
Total	1,392.02 sq m	(14,958 sq ft)

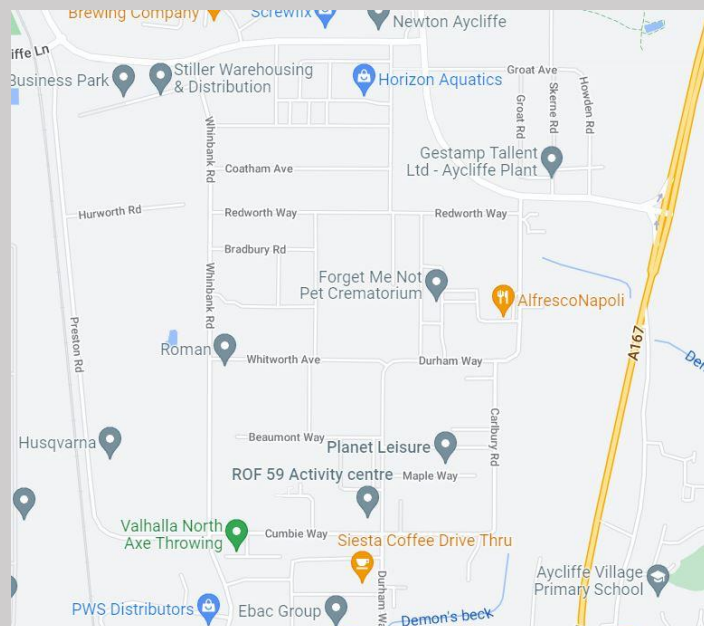
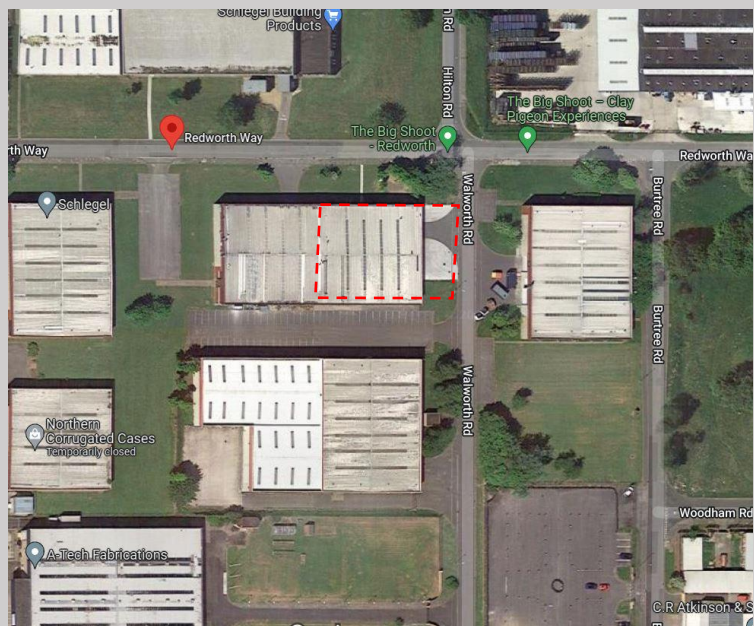
RATEABLE VALUE

Further information is available upon application.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931



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 NORTH EAST
PROPERTY
www.cpne.co.uk