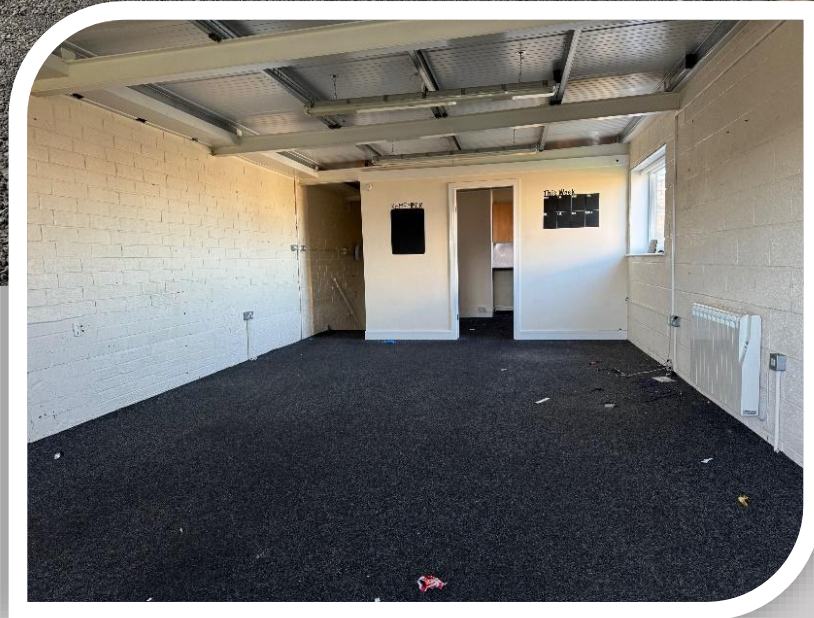




TO LET

**Unit 703E
Whinfield Drive
Newton Aycliffe
DL5 6AU**



- 2 Storey offices/ Storage/ Workshop
- Kitchenette
- Stoned Compound/ Fenced and gated (approx. 23m x 12M)
- **Approximately 94.70 sq m (1,022 sq ft)**

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

Connect Property NE
4 Halegrove Court
Cygnet Drive
Stockton on Tees
TS18 3DB

Tel: 01642 602001
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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.

The unit lies between Cumbie Way and Whinfield Drive on the Aycliffe Business Park.

DESCRIPTION

The property comprises of a semi-detached office/ workshop units on two floors.

Dedicated car parking is provided to the front.

The property will also has the benefit of a stoned compound.

TERMS

The property is available To Let on a full repairing and insuring lease for a term of years to be agreed to a rental of £13,000 per annum exclusive.

ACCOMMODATION

It is proposed the property will provide the following approximate gross internal areas.

Total GIA

| Description | Sq m | Sq ft |
|--------------------|--------------|--------------|
| GF Office | 18.9 | 203 |
| GF Office | 16 | 176 |
| GF Corridor/ WC | 10.24 | 110 |
| FF Office/ Kitchen | 49.56 | 533 |
| Total | 94.70 | 1,022 |

RATING ASSESSMENT

The property has a rateable value of £6,300. The property therefore qualifies for rates relief subject to clarification from the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

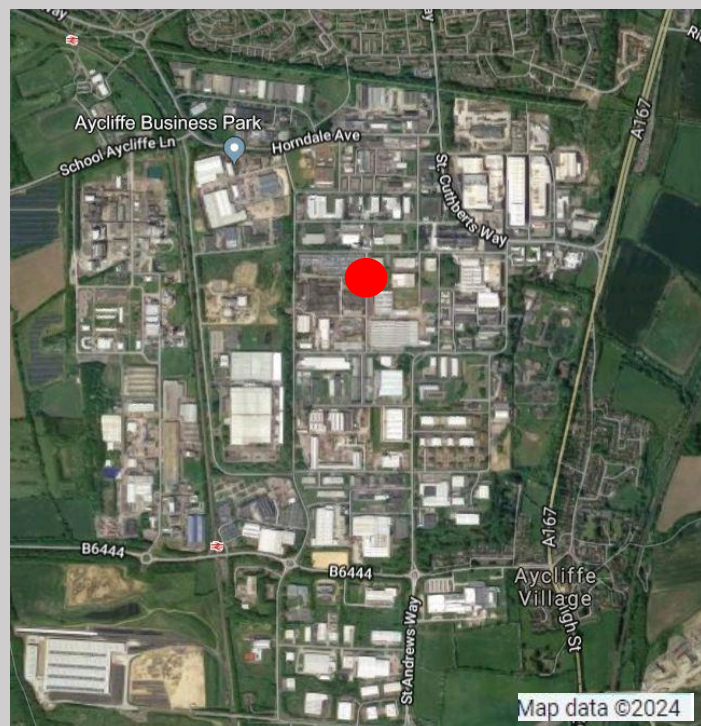
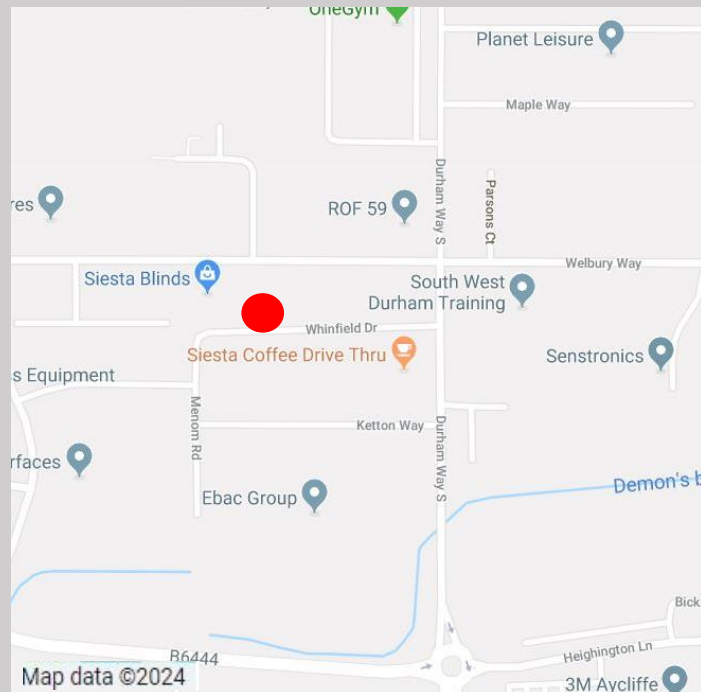
The EPC has been commissioned and will be available for inspection is due course.

VIEWING

Strictly through the agents Connect Property NE:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk



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