

Ready for
occupation



New Build Warehouse / Industrial Unit



TO LET 53,093 sq ft

MILLENNIUM WAY • MERCHANT PARK • NEWTON AYCLIFFE • DL5 6UG

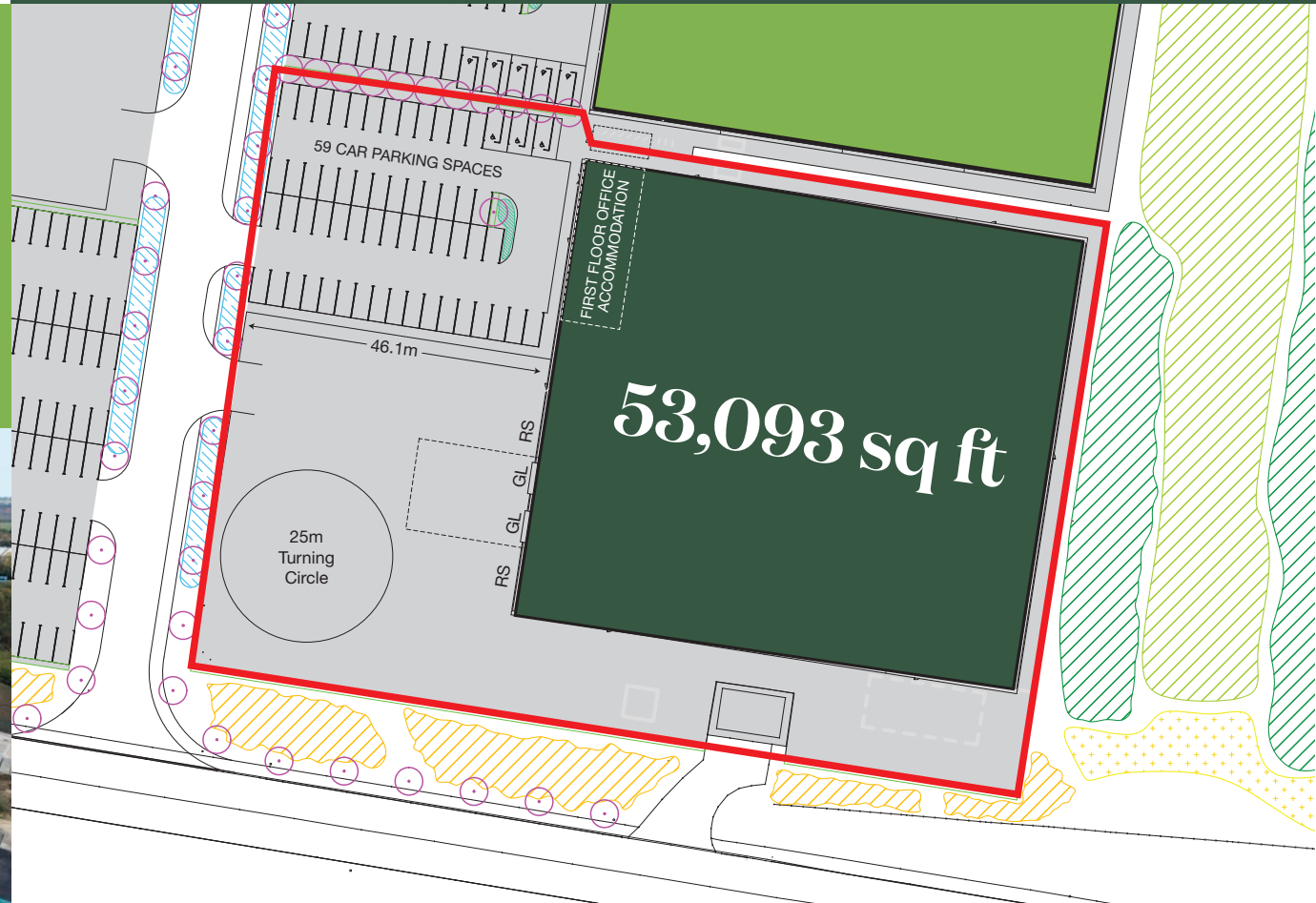


MERCHANT ANGLO
(AMAZON PARK) PROPERTY HOLDINGS LTD

www.merchantpark.co.uk

Accommodation

MP52	SQ M	SQ FT
Warehouse inc Reception, WCs and Plant Room	4,664.98	50,213
First Floor Office	267.52	2,880
TOTAL	4,932.51	53,093



Estate Service Charge

A service charge will be payable by the tenant for the landlords general repair and maintenance of external communal areas within the estate.

Insurance

Landlord will insure the building and recover premium from tenant upon demand.



Specification

The unit comprises the following Grade A specification:-



Eaves Height of 12m



First floor fitted offices including fully fitted kitchen



2 ground level loading doors and 2 dock level loading doors



Warehouse floor loading of 50 kN/m²



Large secure yard and loading areas



400 kva of power

Sustainability



EPC A



BREEAM Very Good



Roof mounted PV

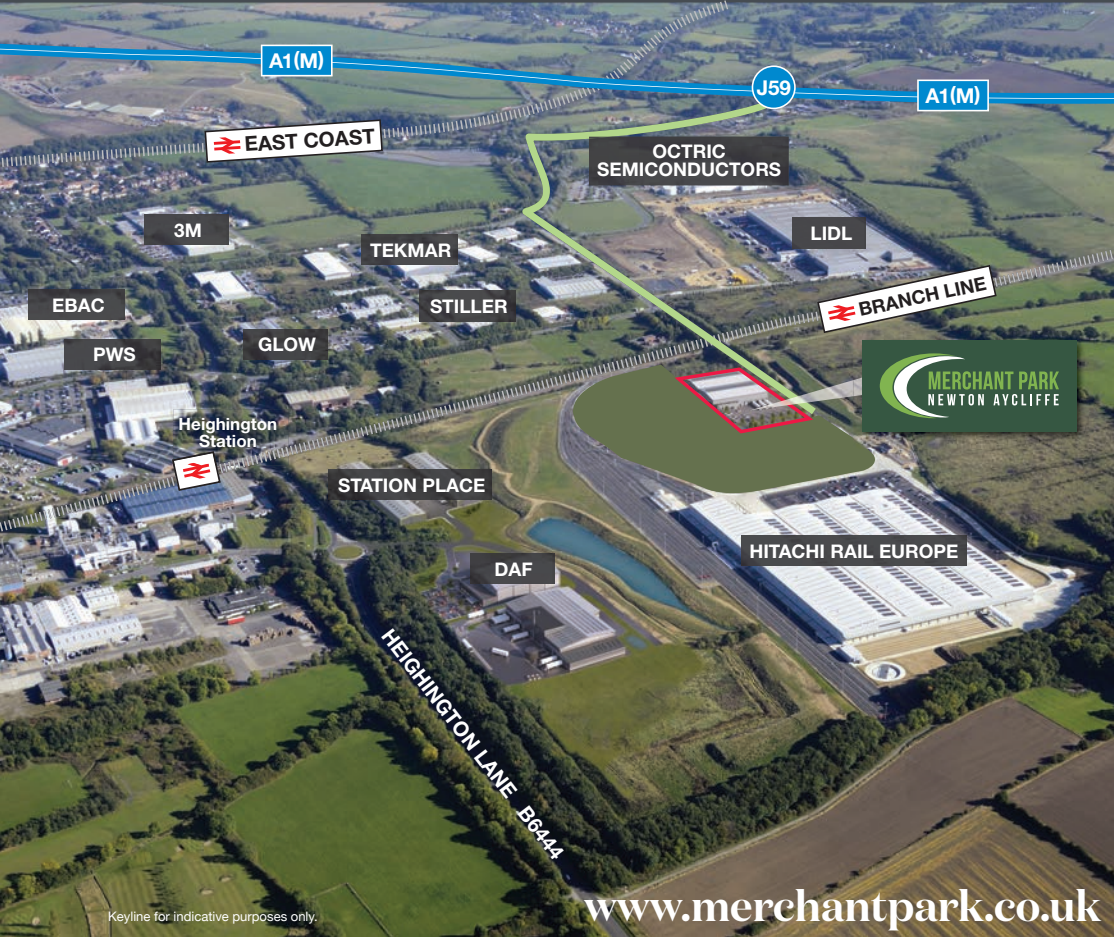


EV charging (3 active, 11 passive)



Air source heating/ No fossil fuel heating





Keyline for indicative purposes only.

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Rent

Rent available upon application.

Lease Terms

The industrial unit is available by way of an effective Full Repairing and Insuring lease with terms to be agreed, subject to contract.

Business Rates

The Valuation Office Agency (VOA) will need to assess each unit for business rates purposes upon practical completion of the development.

Particulars: These particulars are not an offer or contract, nor part of one.

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Connect Property, CBRE nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. October 2025.

VAT

Rent quoted is deemed exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred throughout any transaction.

All Enquiries

A Development by



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