



TO LET, INDUSTRIAL / WORKSHOP UNITS

Unit D Woodham Road, Newton Aycliffe Industrial Estate, County Durham DL5 6HT
203.12 sqm (2,195 sq ft)

DESCRIPTION

The property comprises a terrace of interconnecting workshops, with office and WC's, that can be occupied individually or in part. The whole of the property has recently been re-roofed.

LOCATION

The property is situated close to the junction of Woodham Road and Durham Way the main estate road through the park.

The property is located on Aycliffe Industrial Estate, an established industrial estate benefiting from its close proximity to the A167, A6702 and junction 59 of the A1(M) 2 miles away.

Darlington is approximately 7 miles to the south, Middlesbrough some 19 miles to the east, with Durham and Newcastle upon Tyne being located approximately 13 miles and 32 miles to the north respectively.

Aycliffe Industrial Estate forms part of Aycliffe Business Park, an employment location of regional significance and the largest in County Durham with over 250 businesses.

RATEABLE VALUE

The property has a rateable value of £7,100.

Interested parties should contact the Local Authority to confirm the property qualifies for small business rates relief.

SERVICE CHARGE

There is a fixed annual service charge in connection with the common parts

Approximately £1,000 pa plus vat.

ENERGY PERFORMANCE CERTIFICATE

The units have the following EPC ratings:
Units E(110)



ACCOMMODATION

The property has the following approximate gross internal floor area:

Description	SQ M	SQ FT
Workshop	142	1,537
Offices	61.12	658
Total	203.12	2,195



TERMS

The units are available To Let either individually or as one on the following rents per annum plus vat:

Unit A - Let

Unit B - Let

Unit C - Let

Unit D - £10,975 per annum plus vat

Unit E - Let

Unit F - Let

VIEWING

Strictly through the sole agents Connect Property NE Ltd:

Jonathan Simpson

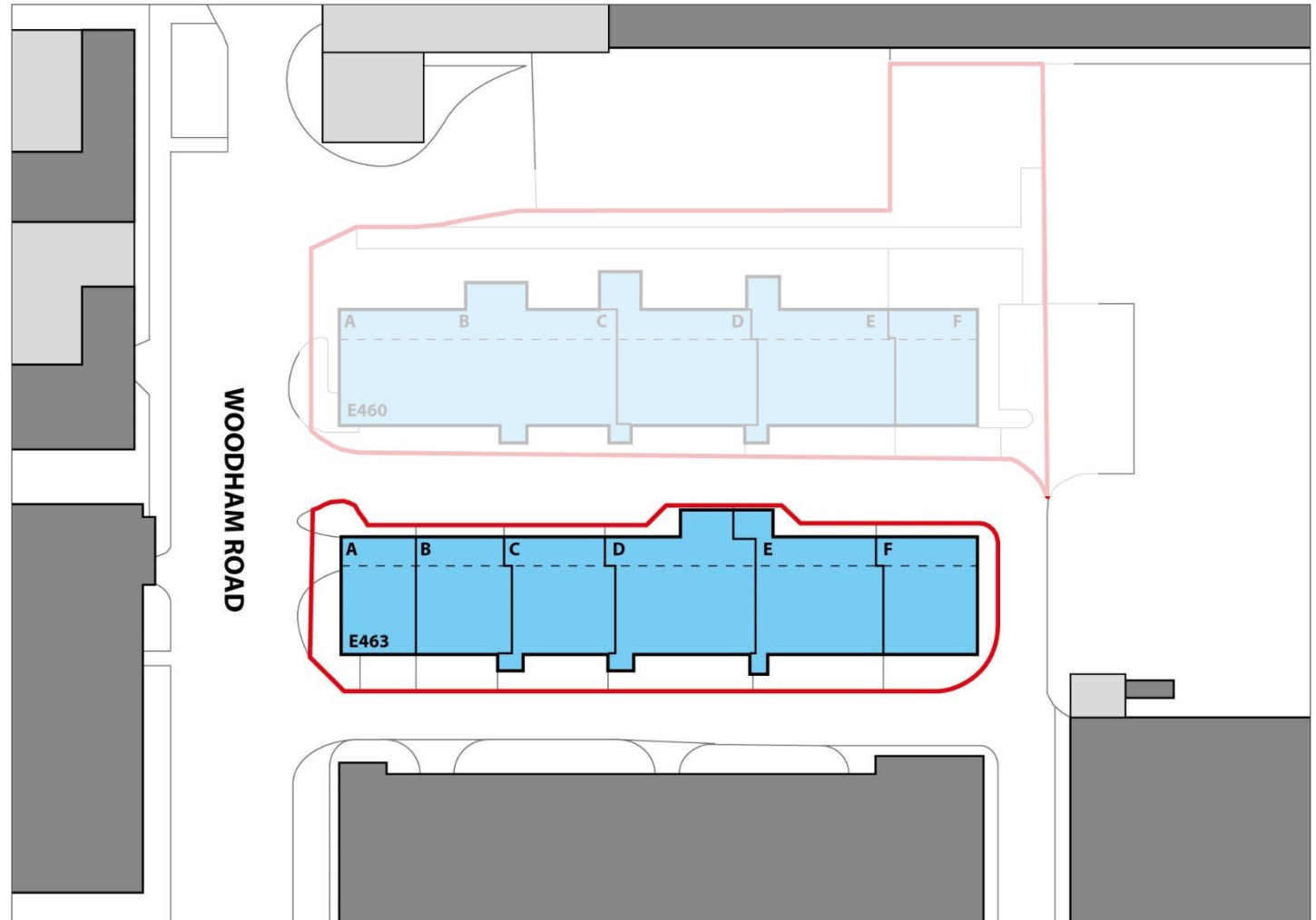
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