



**TO LET** – INDUSTRIAL PREMISES

6 Cumbie Way, Newton Aycliffe Industrial Estate, Newton Aycliffe, DL5 6YA

*Approx GIA 571 sq m (6,150 sq ft)*

**CONNECT**  
NORTH  
EAST  
**PROPERTY**  
01642 602001

## 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 Hollin Way within the central part of the estate.

## DESCRIPTION

Cumbie Way comprises of a terraced industrial/warehouse with profile metal clad elevations.

The unit has an approximate eaves height of 6m and an integral amenity block comprising offices, WCs and staff facilities.

Dedicated car parking is provided to the front and loading access is via up and over loading doors accessed from Hollin Way.

## TERMS

The unit is available on a full repairing and insuring lease at £30,000 per annum exclusive.

## ACCOMMODATION

We have calculated an approximate gross internal area of 571 Sq m (6,150 Sq ft).

## BUSINESS RATES

The property has a rateable value of £27,000 from April 2026. We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

## SERVICE CHARGE

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

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is Band C.

## VIEWING

Strictly through the agents Connect Property North East:

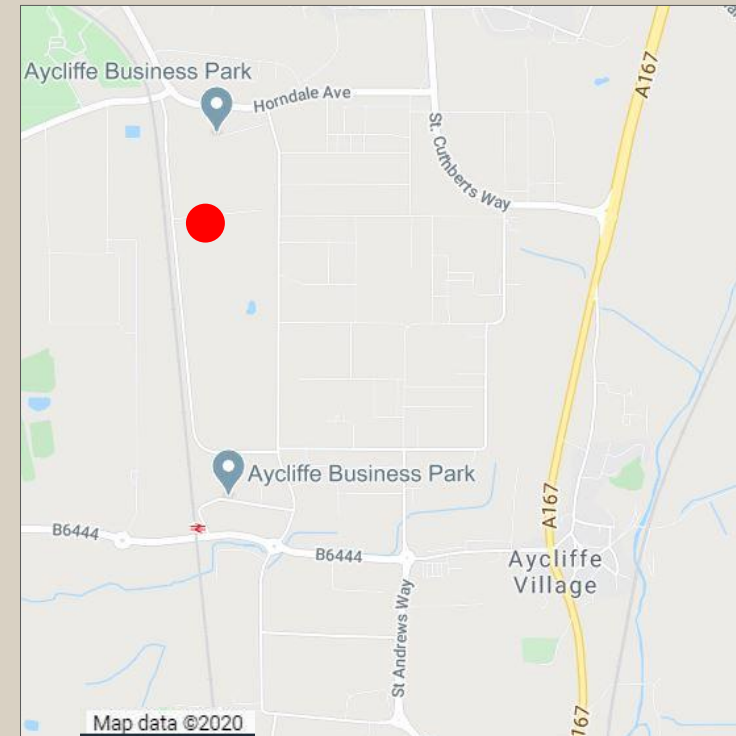
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or

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