



**TO LET**

## Industrial / Workshop

Unit 19B IES Centre, Jowett Way, Aycliffe Business Park  
Newton Aycliffe DL5 6DS

- Secure Site
- 19 Car Park Spaces
- Excellent Links
- Newly Refurbished
- Offices
- Approximately 146.40 sq m (2,652 sq ft)

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## LOCATION

Aycliffe Industrial Park is one of the North East's principal industrial locations situated a short distance from Junction 59 of the A1(M) and accessed via the main A167 road.

## DESCRIPTION

The property comprises a single storey brick constructed industrial/ workshop unit. The general specification is as follows:

- WC facilities/ Kitchen
- Workshop
- Offices
- 19 Car Parking Spaces

## ACCOMMODATION

From our measured inspection the property has an approximate Gross Internal Area of

Description	Sq m	Sq ft
19B Workshop	145.60	1,567
19B Offices	100.80	1,085
<b>Total</b>	<b>146.40</b>	<b>2,652</b>

## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a rating of D. A full copy of the report is available upon request.

## TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of £13,260 per annum exclusive.

## BUSINESS RATES

Interested parties should contact the Local Authority to establish the precise rates payable.

## SERVICE CHARGE

There is an annual service charge.

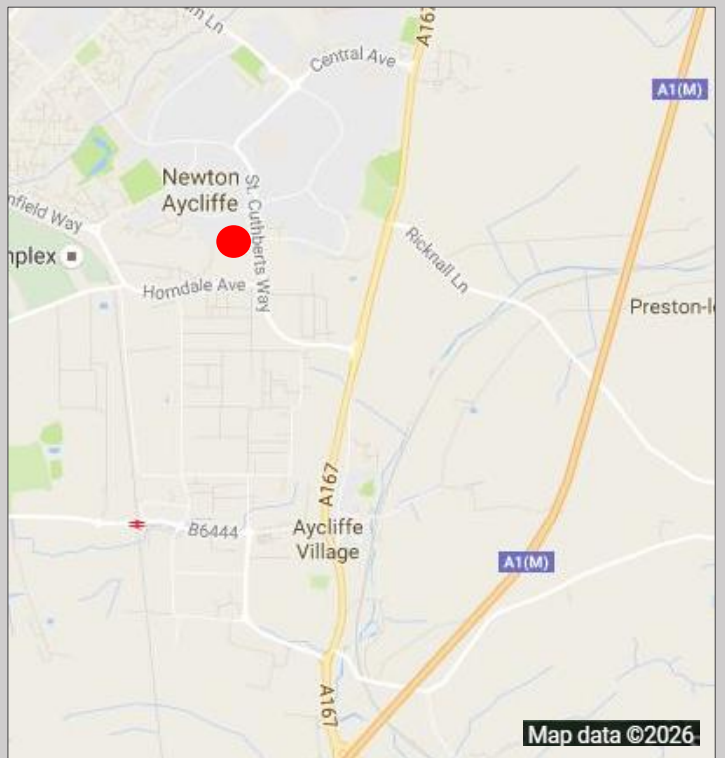
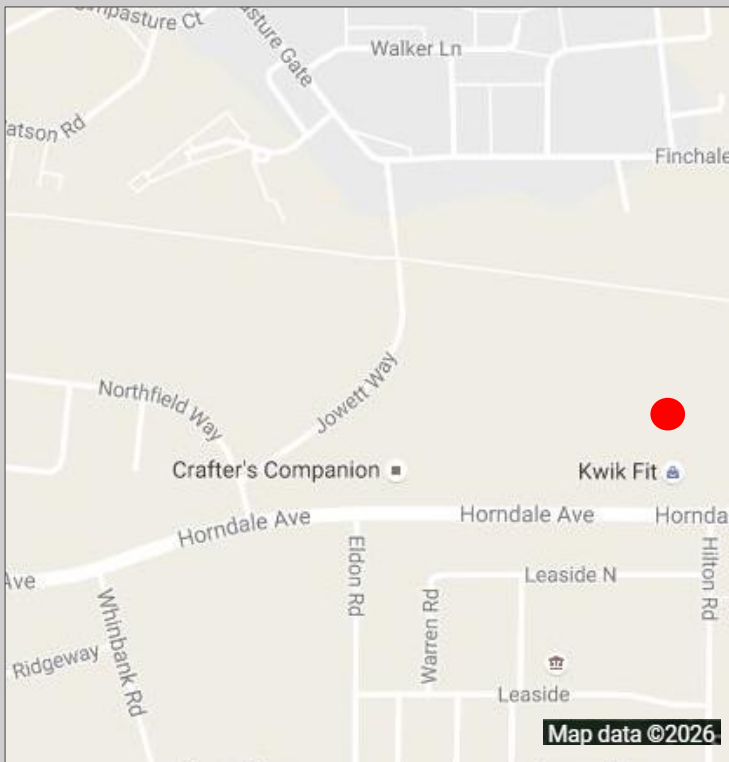
Available upon application.

## VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddi: 01642 704931

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



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