

TO LET

Industrial/ Warehouse Unit

13 Whinbank Park, Whinbank Road, Aycliffe Business Park, Newton Aycliffe DL5 6AY

- Self-Contained Refurbished Factory/ Warehouse
- Offices and WC Facilities
- Secure Estate with 24 Hour Guard Security
- **Approximately 361 sq m (3,892 sq ft)**

Contact: Jonathan Simpson

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

LOCATION
Whinbank Park is situated in Aycliffe Business Park which is the largest estate in the North East extending to around 400hectares (980acres) and is home to the likes of Gestamp Tallant, Ebac, and Husqvarna.

Whinbank Park itself provides an estate of 19 acres with 267,0850 sqft of industrial, workshop, warehouse space and 23,552 sq ft of offices.

The estate benefits from:

- Palisade Fencing
- CCTV
- 24 hour security
- On Site Management
- Cafe

DESCRIPTION
The property comprises a terrace of industrial/ warehouse units comprising of the following specification:

- Roller Shutter Loading
- Mezzanine Storage
- Pedestrian Access Door
- Lighting
- Office/ WC

ACCOMMODATION
The units have the approximate gross internal areas:

Unit 13- 361 sq m (3,892 sq m)

TERMS
The units are available to let on full repairing and leases exclusive and plus vat.

Unit 13 - £15,500 pa exclusive

BUSINESS RATES
We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable, although we expect the units to qualify for small business rates relief.

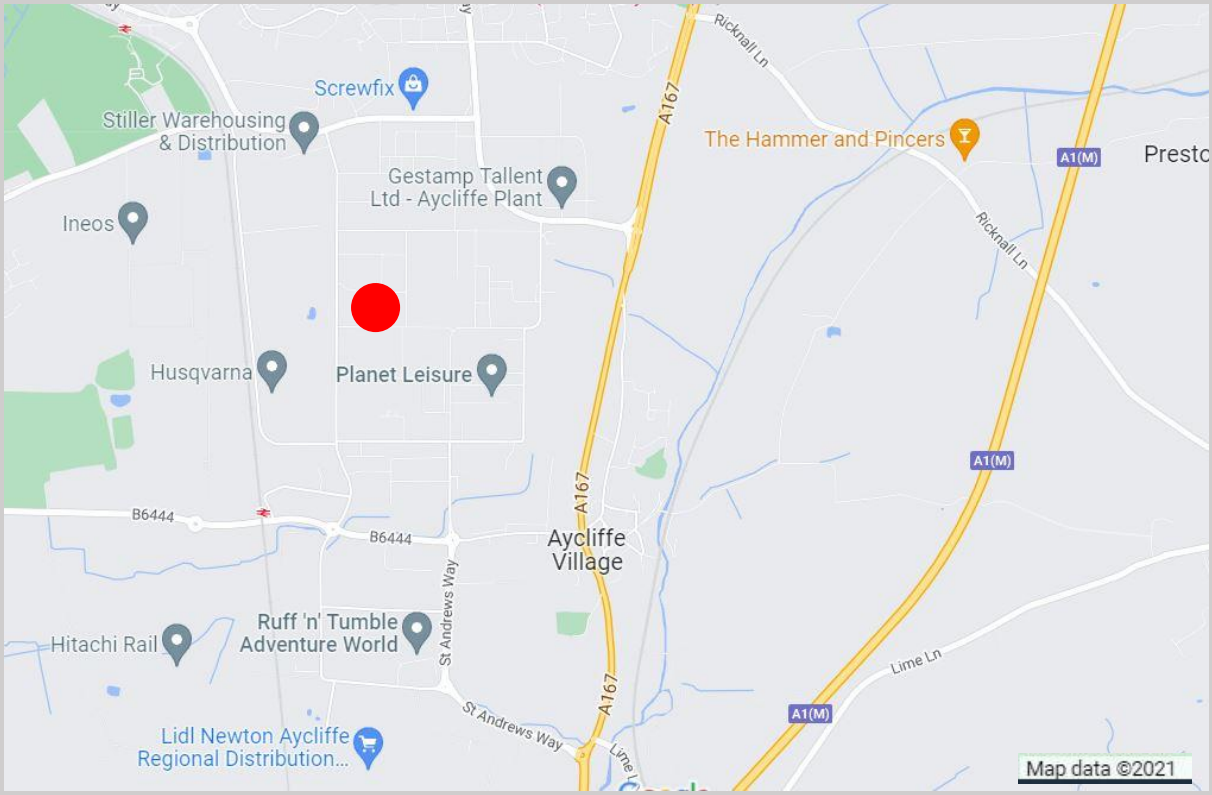
ENERGY PERFORMANCE CERTIFICATE
The EPC rating is D.

SERVICE CHARGE
A service charge of £0.81 sq ft per annum will apply to cover the upkeep and maintenance of access roads and common parts etc

VAT
All prices quoted are deemed exclusive of VAT

VIEWING
Strictly through the sole agents:

Connect Property NE
Jonathan Simpson ddl: 01642 704931
Email: jonathan@cpne.co.uk



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