

TO LET

Modern Office Building

10 Parsons Court, Welbury Way, Aycliffe Business Park DL5 6ZE

- Established Business Park Location
- Excellent Road Links
- Modern Offices with Raised Floors
- Refurbished
- Onsite Car Parking
- Approx. 96 m^2 (1,035 sq ft)
- **Business Rates Exempt For Qualifying Small Businesses**

Contact: Tim Carter

Email: tim@cpne.co.uk

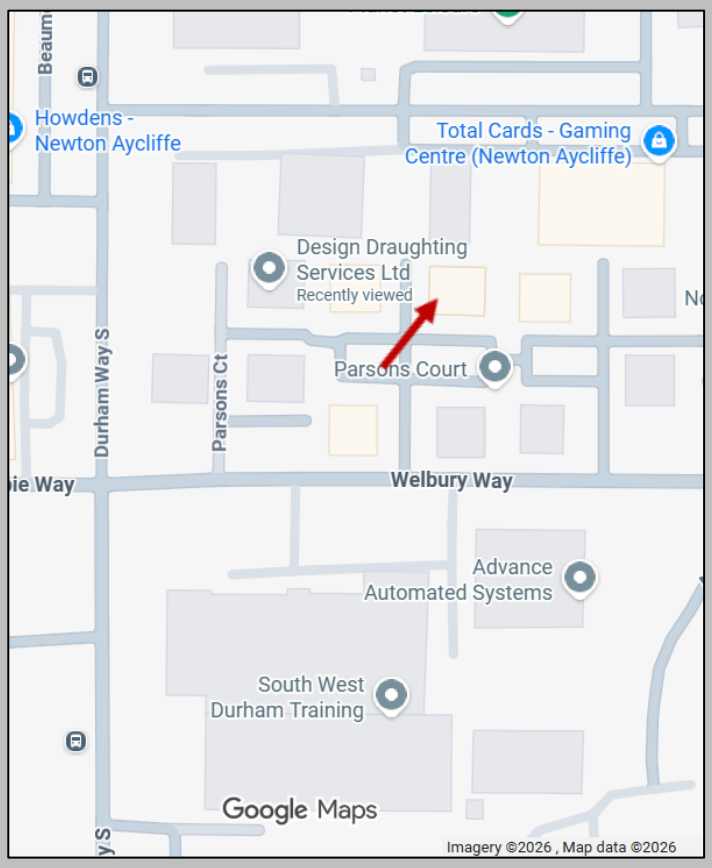
Tel: 01642 704930

Connect Property North East
www.cpne.co.uk

LOCATION

The premises are located on Parsons Court on the established Aycliffe Industrial Park which provides employment to in excess of 8,000 people and houses occupiers including Thyssenkrupp, 3M, Filtronic, Tetley, Lidl and Stiller.

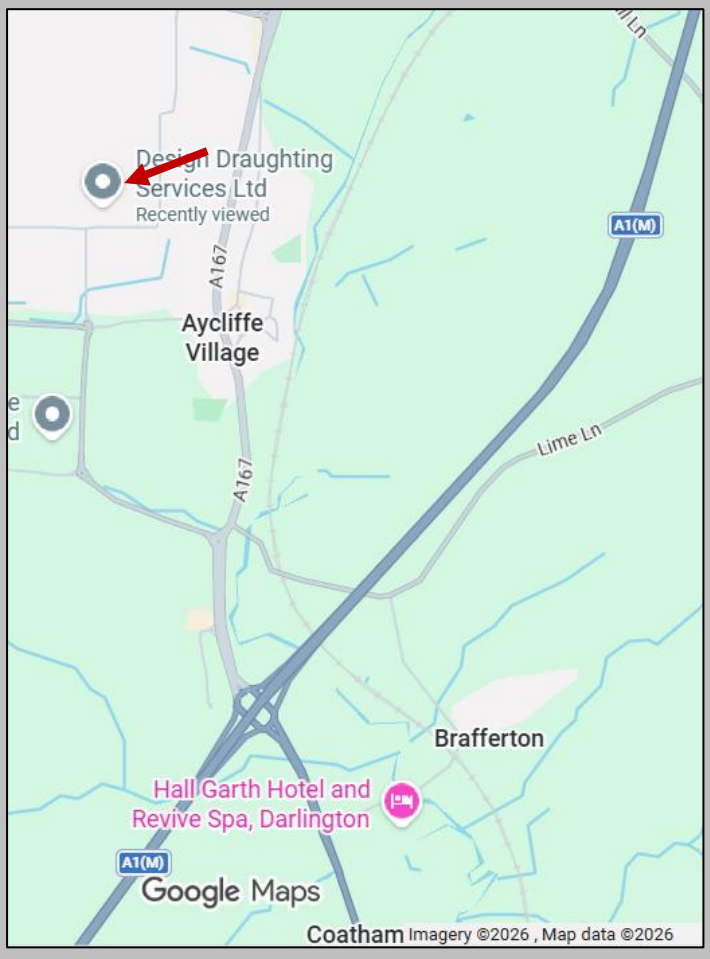
The Park is located approximately 0.5 miles from Junction 59 of the A1(M) and 1.5 miles to the South of Newton Aycliffe Town Centre. Darlington lies approximately 6 miles to the South East with Durham approximately 13 miles to the North.



DESCRIPTION

The premises comprise modern ground floor office suite finished to a high specification as follows:

- Suspended Ceilings
- Raised Access Flooring
- Meeting Rooms
- LED Lighting
- Kitchen Facility
- Carpets
- Male, Female and Accessible WC Accommodation
- Air conditioning
- Floor Boxes for Power & Data
- Dedicated on Site Car Parking
- High Speed Internet Connectivity
- Double Glazed Windows



ACCOMMODATION

Ground Floor	96 m^2	(1,035 sq ft)

TERMS

The office is available To Let by way of a new lease for a term of years to be agreed with an asking rent of £12,000 per annum plus vat.

SERVICE CHARGE

There will be a Building and Estate Service Charge inclusive of water, electricity, building insurance, site maintenance etc but exclusive of business rates, telephone and broadband currently running at approx. £250 plus vat per month.

RATING ASSESSMENT

We are advised that from 1st April 2026 the Rateable Value is £11,250. However, we recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

B(43)

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930
Email: tim@cpne.co.uk

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