



TO LET

Industrial/ Workshop Premises

21 Leaside, Aycliffe Industrial Est, Newton Aycliffe, DL5 6UF

- Approximately 254.54 sq m (2,740 sq ft)
- Fully Furbished
- New Roof
- Ground Floor Offices
- Roller Shutter Door
- Qualifying for Small Business Rates Relief

Contact: Jonathan Simpson

Email: jonathan@cpne.co.uk

Tel: 01642 704931

Connect Property North East

4 Halegrove Court

Cygnat Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

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.

Leaside is located to the northern end of the Estate and can be accessed via Horndale Avenue.

DESCRIPTION

The property comprises of a steel portal framed industrial unit incorporating the following specification:

- Roller Shutter Door
- 3 Phase Electricity
- WC
- Compound
- Car Parking

ACCOMMODATION

The property has the following approximate GIA:

	Sq m	Sq ft
Workshop and Offices	245.54 sq m	2,740 sq ft

BUILDINGS INSURANCE

The buildings insurance is TBC

TERMS

The unit is available on a full repairing and insuring at a rent of £16,500 per annum. Further information regarding rents and costs are available upon request

SERVICE CHARGE

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

BUSINESS RATES

The property has a rateable value of £8,900 per annum.

We recommend that interested parties contact the local rating authority directly to establish that the property qualifies for small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

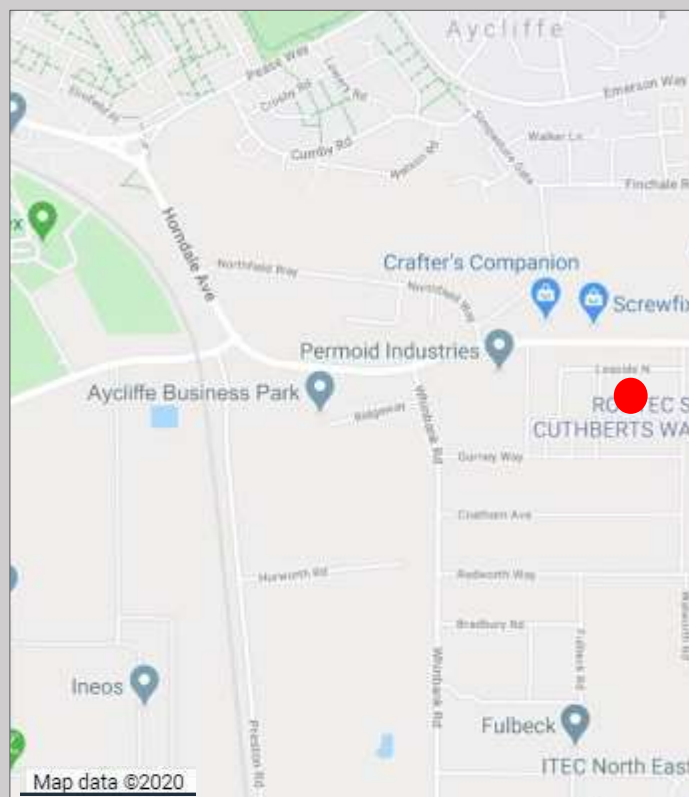
The building EPC has an EPC rating of E(114) A copy is available upon application.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk



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