

Indicative Only

TO LET – Industrial / Workshop Units

Langton Business Centre, Aycliffe Industrial Estate, Newton Aycliffe DL5 6BL

Approximately 449 sq m (4,846 sq ft) – 1,107 sq m (11,926sq ft)

CONNECT NORTH EAST PROPERTY

01642 602001

LOCATION

Newton Aycliffe is a well located centre in the south of County Durham, adjacent to the A1 (M) motorway.

The property is less than 2 miles from Junction 59 of the A1(M) and therefore provides easy access to the major road network. Darlington is approximately 7 miles to the south and Newcastle upon Tyne 30 miles to the north.

DESCRIPTION

The scheme comprises a substantial multi-occupied industrial facility with extensive yard, parking areas, and adjoining offices if required.

SERVICE CHARGE

Unit D432 (1BC)

£3,143 pa – This covers Electric Standing/Capacity Charge £0.21p per sq ft per annum
Surface Water/Highways – 24p per sq ft per annum
Landlords' property insurance – 20p per sq ft per annum
Electric Usage Currently - £0.185635 per kwh (This can be invoiced separately)
Water – usage/standing charge based on bill rates

Unit D432 (DEF)

Service Charge (£4,609 pa) This covers
Electric Standing/Capacity Charge – 21p per sq ft per annum
Surface Water/Highways – 24p per sq ft per annum
Landlords' property insurance – 20p per sq ft per annum

Electric Usage Currently - £0.185635 per kwh (This can be invoiced separately)
Water – usage/standing charge based on bill rates

ACCOMMODATION

We understand the property has the following approximate Gross Internal Areas:

Description	Square Metres	Square Feet
Unit D432 (1BC)	449	4,836
Unit D432 (DEF)	658	7,090
Total	1,107	11,926

TERMS

The units are available by way of a new FRI lease for a term of years to be agreed at a rent to be agreed.

Unit D432 (1BC) - £19,344 per annum exclusive.
Unit D432 (DEF) - £28,360 per annum exclusive.

RATING ASSESSMENT (2026-2027)

Unit D432 (1BC) - £19,250
Unit D432 (DEF -£26,250

Transitional relief is available, however interested parties should make their own enquiries with Durham County Council.

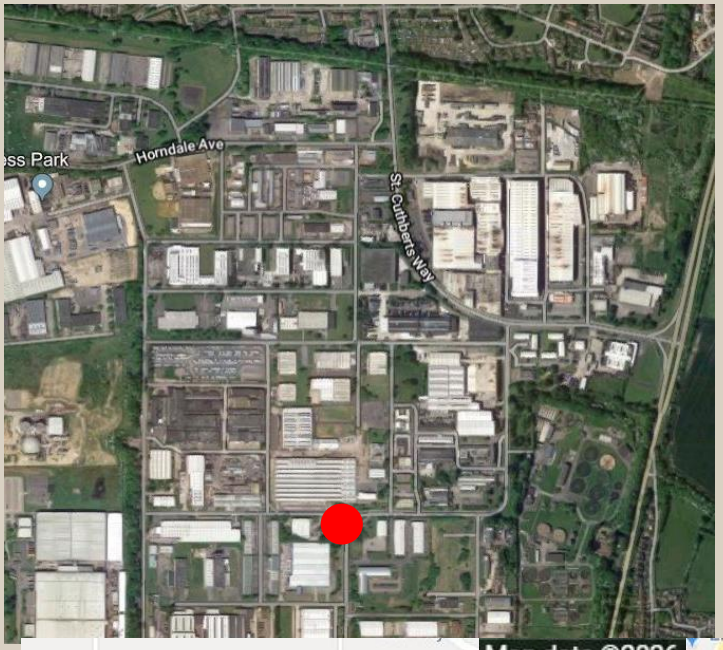
ENERGY PERFORMANCE CERTIFICATE

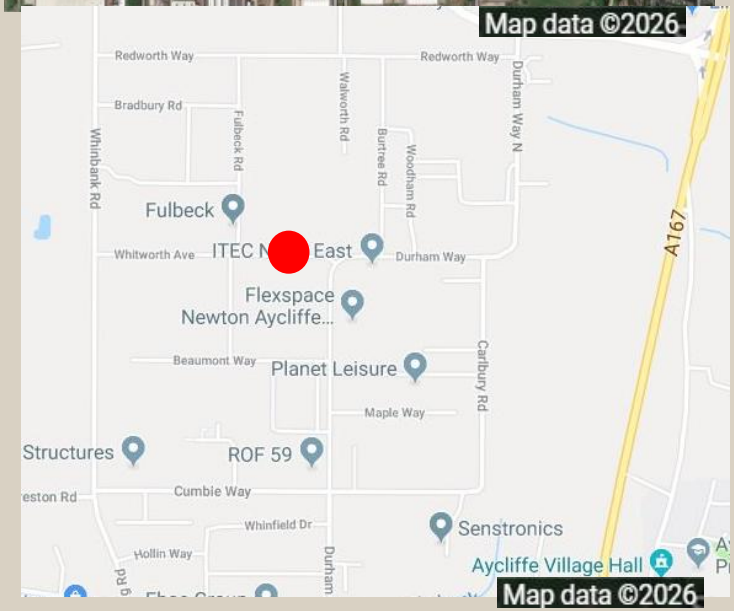
Unit D432 (1BC) - B
Unit D432 (DEF - B

VIEWING

Strictly through the agents Connect Property North East:

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





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