



TO LET

Industrial Workshop Unit

Units 4 & 5-7 IES Centre, Jowett Way, Newton Aycliffe
DL5 6DS

- **Approximately 2,522.99 sq m (27,155 sq ft)**
- **Undergoing Refurbishment**
- Excellent Access for Junction 59A1(M)
- Approx 0.35 Acre Large Secure Yard
- Secure Site
- Cranes
- 24 Hour CCTV Monitoring
- 6.5 Metre Eaves Height

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

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001
www.cpne.co.uk

LOCATION

The IES Centre is located to the rear of Horndale Avenue and accessed directly off St Cuthbert's Way. Aycliffe Industrial Park is one of the north east's principal industrial locations and is situated a short distance from junction 59 of the A1(M) and accessed via the main A167 road.

DESCRIPTION

The property comprises of an industrial workshop constructed in three bays. Access to the building is via five roller shutter loading doors providing direct access to a yard and substantial car park. Internally, units 5-7 have the benefit of offices incorporating WCs, meeting rooms and kitchen with mezzanine light storage area above.

Internally the property has the following cranes: 12.5T, 10T, 5T tonne and 4T.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal areas.

Unit 4	Sq m	Sq ft
Workshop	818.10	8,806
Units 5-7		
Workshop	1,534	16,511
Ground Floor Offices	85.40	919
Mezzanine	85.40	919
TOTAL	2,514.90	27,155



ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating are Band C and Band D. A full copy of the EPC's are available for inspection if required.

TERMS

The premises are available by way of a full repairing and insuring lease at an asking rental of £102,000 per annum. Further information is available upon application.

SERVICE CHARGE

There is currently a site service charge that is approximately 0.65p per sq ft per annum.

RATEABLE VALUE

The property has a rateable value of £48,000. Interested parties should contact the Local Authority to establish the precise rates payable.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk

