



**TO LET**

# INDUSTRIAL PREMISES

3 - 5 Hurworth Way, Newton Aycliffe Industrial Estate, Newton Aycliffe, DL5 6UD

*Approx GIA -1,048 sq m 2,923 sq m (11,288 sq ft - 31,464 sq ft)*

**CONNECT** NORTH EAST  
**PROPERTY**  
01642 602001



## 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.

Hurworth Road is located to the north western part of the Estate, off Preston Road.

## DESCRIPTION

The premises comprise a modern terraced unit of steel portal frame construction with profile metal clad elevations incorporating the following:

Loading Doors, Two Storey Offices, 6M Eaves, Dedicated Car Parking and Loading.

## ACCOMMODATION

We have calculated an approximate gross internal areas;

### Unit 3

GF and FF Offices	2,480 sq ft
Workshop	8,808 sq ft
<b>Total</b>	<b>11,288 sq ft</b>

### Unit 4

GF and FF Offices	2,480 sq ft
Workshop	8,808 sq ft
<b>Total</b>	<b>11,288 sq ft</b>

### Unit 5

GF and FF Offices	2,480 sq ft
Workshop	8,808 sq ft
<b>Total</b>	<b>11,288 sq ft</b>

**Total** **31,464 sq ft**

The units can be let individually or as one.

## BUSINESS RATES

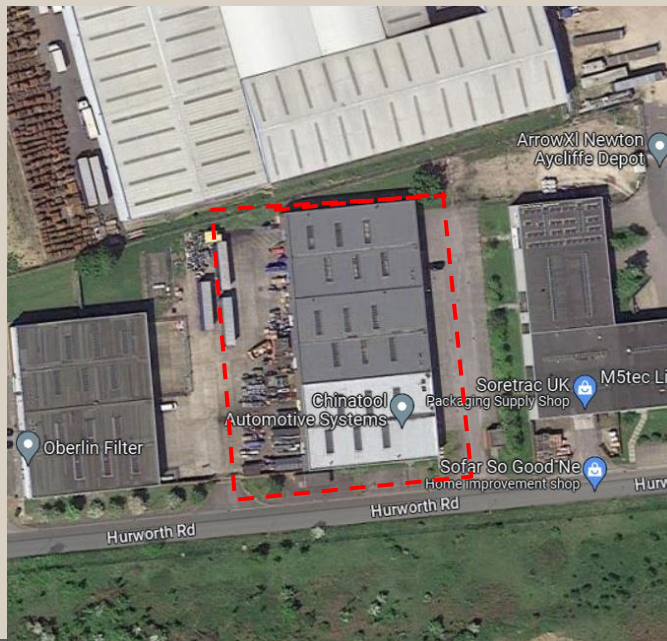
The property has a rateable value of £90,000 We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

## SERVICE CHARGE

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

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is Band is D



## TERMS

The unit is available on full repairing and insuring lease at an asking rent of £147,500 per annum exclusive. Alternatively each unit is available separately at £56,500 per annum

## VIEWING

Strictly through the agents Connect Property North East:

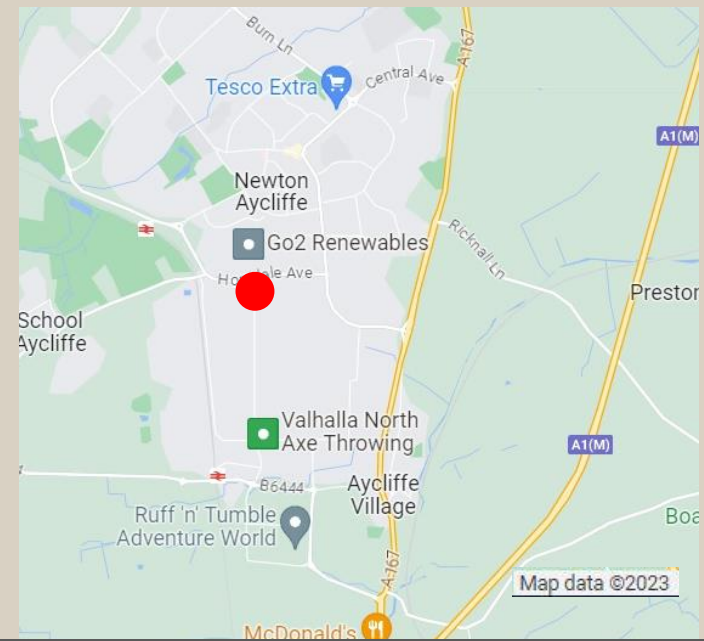
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