

TO LET
Various Office Units

In-site 
PROPERTY SOLUTIONS



SAPPHIRE HOUSE

IES CENTRE HORNDALE AVENUE NEWTON AYCLIFFE COUNTY DURHAM DL5 6DS

- Close proximity to Junction 59 of A1M
- Secure site
- 24 hour CCTV monitoring
- Allocated parking

Sapphire House is based at the IES centre which comprises a variety of industrial and office units. Sapphire House has both open plan and partitioned space available from just £5 per sq ft. The site benefits from all main services with the addition of electronically remote operated security gates and full external CCTV security system throughout.

Leases are available for immediate occupation on flexible lease terms.

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LOCATION

Aycliffe Industrial Park is one of the North East's principle industrial locations and is situated a short distance from junction 59 of the A1(M) and accessed via the main A167 road. This situation provides excellent access to Teesport (22 miles), Darlington (5 miles) and Middlesbrough (20 miles). The A1(M) provides direct access to both the north (towards Newcastle) and the South (towards Leeds).

Major occupiers on the estate include 3M, Ebac, PWS and Finlay Structures. The estate is soon to be home to the new Hitachi Rail Facility.



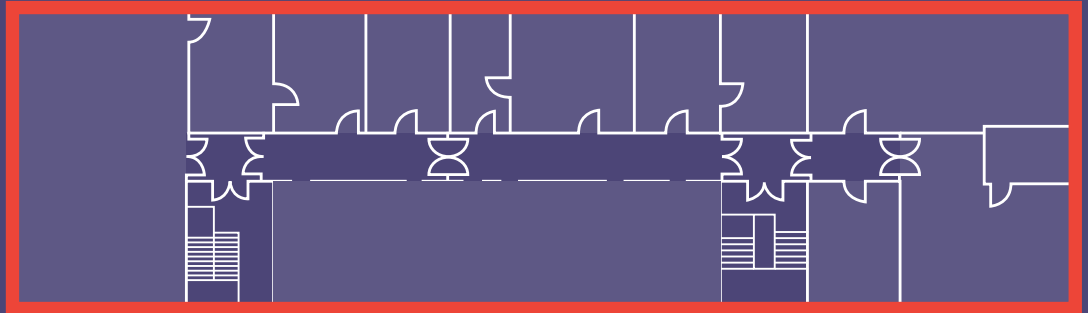
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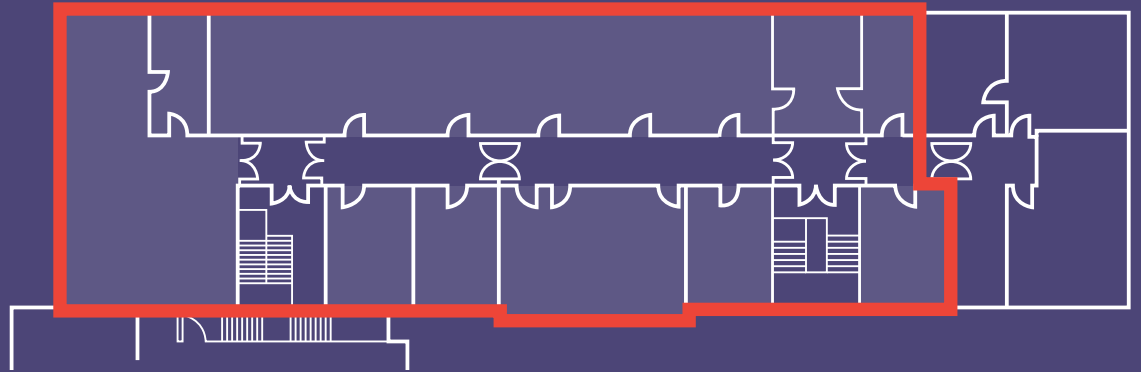
ACCOMMODATION

Unit	Sq Ft	Sq M	EPC
2B (first)	4,605	428	D
2C (second)	5,505	511	D

SECOND FLOOR



FIRST FLOOR



FURTHER INFORMATION / VIEWING

For further information on availability and terms; please contact:



Jonathan Simpson
01642 704931
jonathan@cpne.co.uk

Alternatively, please contact
the landlord directly:



Billie Bristow
bb@in-siteproperty.com

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