

For identification purposes

To Let (July 24)



Industrial / Warehouse Unit

Unit 17 Hurworth Road, Aycliffe Business Park, Newton Aycliffe DL5 6UD
Approximately 2,435.73 sq m (26,216 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is located on the heart of Aycliffe Industrial Estate one of the largest estates in the North East. The building itself is located on Hurworth Road, which in turn provides excellent access to the A167 and Junction 59 of the A1(M) thereafter.

DESCRIPTION

The property incorporates the following specification:

- 5.5m - 6m Eaves
- Approximately 1.80 Acre Site
- Covered Loading Canopy
- 2 x Insulated Goods Access Doors
- LED Lighting
- 250 KVA/ 400 Amp Power Supply
- 48 Car Parking Spaces
- 8 x 22 KW EV Charging Points
- Kitchenette/ WC's
- 0.85 of adjoining additional land available on request and way of separate negotiation.

ACCOMMODATION

The units have the following approximate gross internal floor areas:

Warehouse	1,808 sq m	19,469 sq ft
Canopy	627.73 sq m	6,747 sq ft
TOTAL	2,435.73 sq m	26,216 sq ft

ENERGY PERFORMANCE CERTIFICATE

The EPC will be provided upon completion of the building.



TERMS

The property is available To Let by way of a new full repairing and insuring lease at an asking rent of £180,000 per annum exclusive. Further information is available upon application.

RATING ASSESSMENT

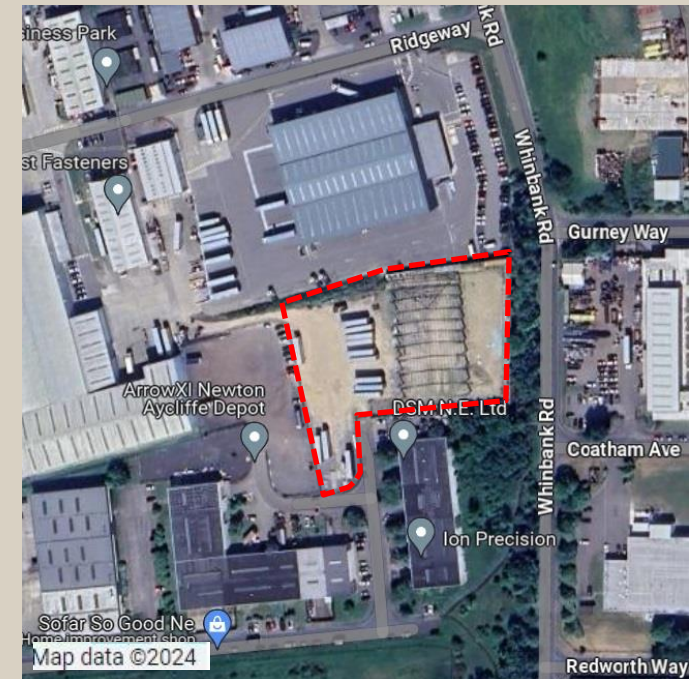
We understand the property will be assessed for business rates upon completion.

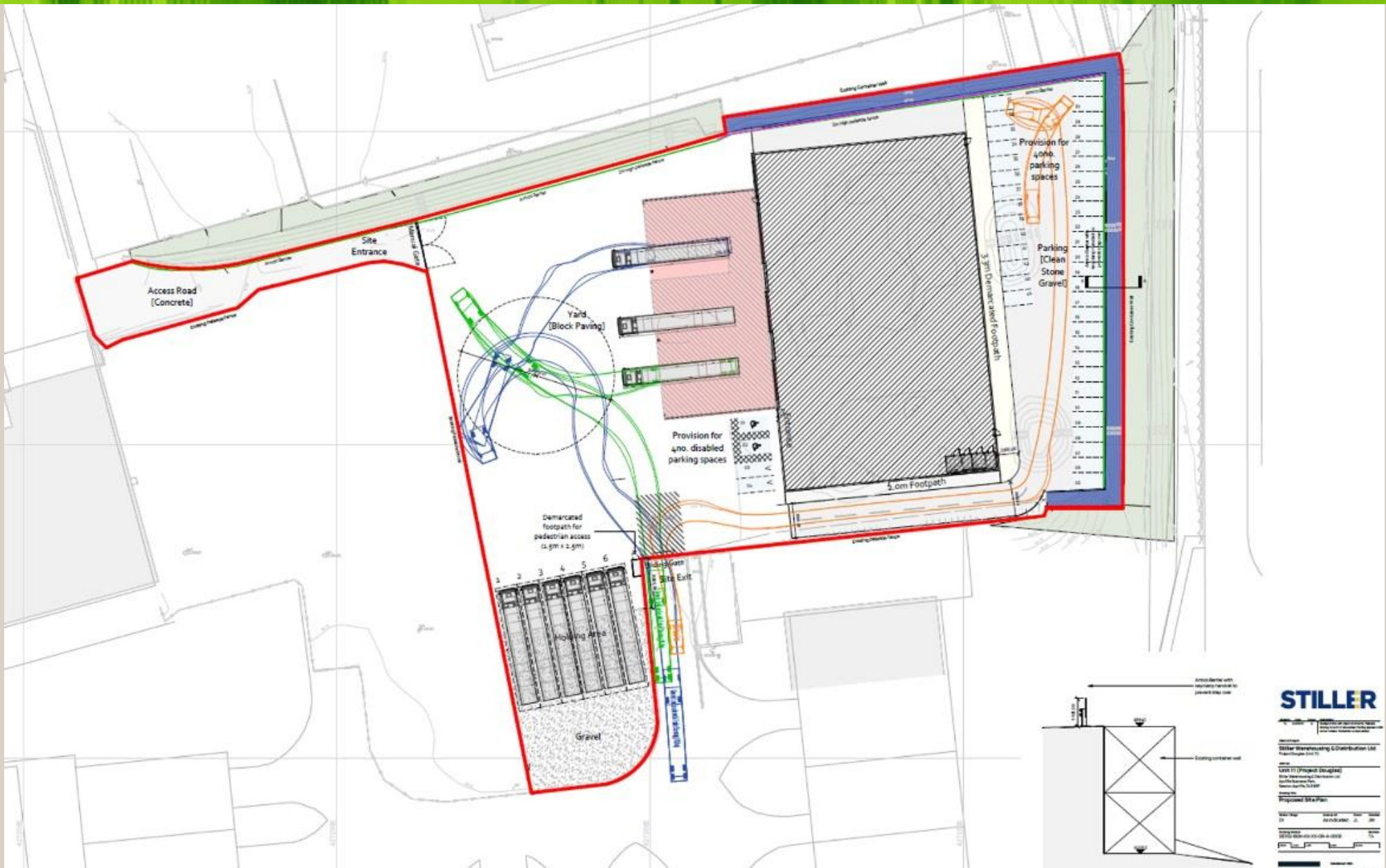
VIEWING

Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

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