

TO LET

Modern Industrial Warehouse Unit

Grindon Way, Newton Aycliffe DL5 6SH

- Established Commercial Location
- Easy Access to Junction 59 of A1(M)
- Office Accommodation
- Roller Shutter Door
- Fenced and Gated Site
- **Approximately 1,050 sq m (11,304 sq ft)**

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Connect Property North East

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LOCATION

The unit is situated on the corner of Grindon Way and St Andrews Way on the southern end of the established Aycliffe

Industrial Park. The area is recognised as one of the regions established business locations with easy access to Junction 59 of the A1(M). Occupiers on the estate include 3M, Lidl, Filtronic, Tetley and Ebac.

DESCRIPTION

The property comprises a modern semi - detached industrial/warehouse unit of steel portal frame construction with profile metal sheet cladding. Internally the building has offices and WC's.

ACCOMMODATION

The property has the following approximate area:

TOTAL		1,050 sq m		11,304 sq ft
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TERMS

The property is available on a full repairing and insuring lease at £51,000 per annum exclusive.

BUSINESS RATES

The building is part of a larger assessment. The tenant will be responsible for the business rates by way of re-charge from the landlord. This is estimated at approximately £15,960 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

VAT

All prices quoted a deemed exclusive of VAT unless stated otherwise.

VIEWING

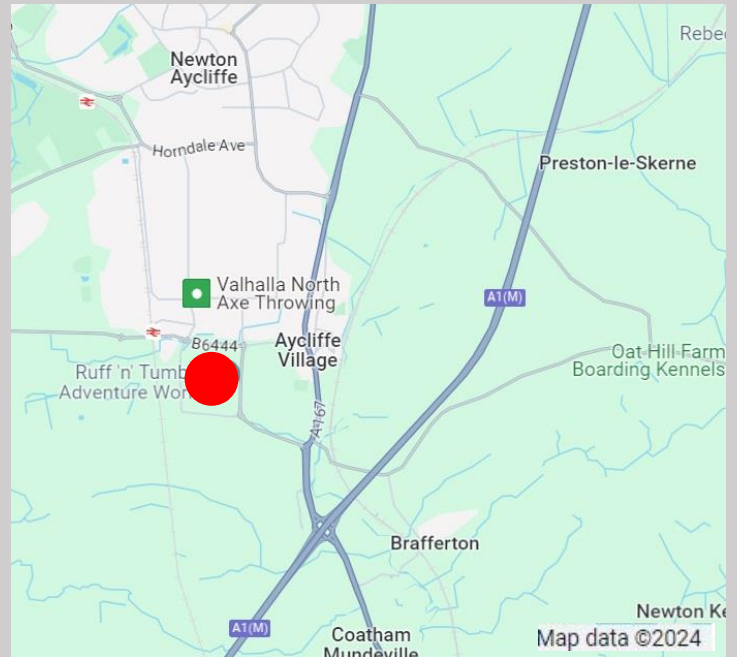
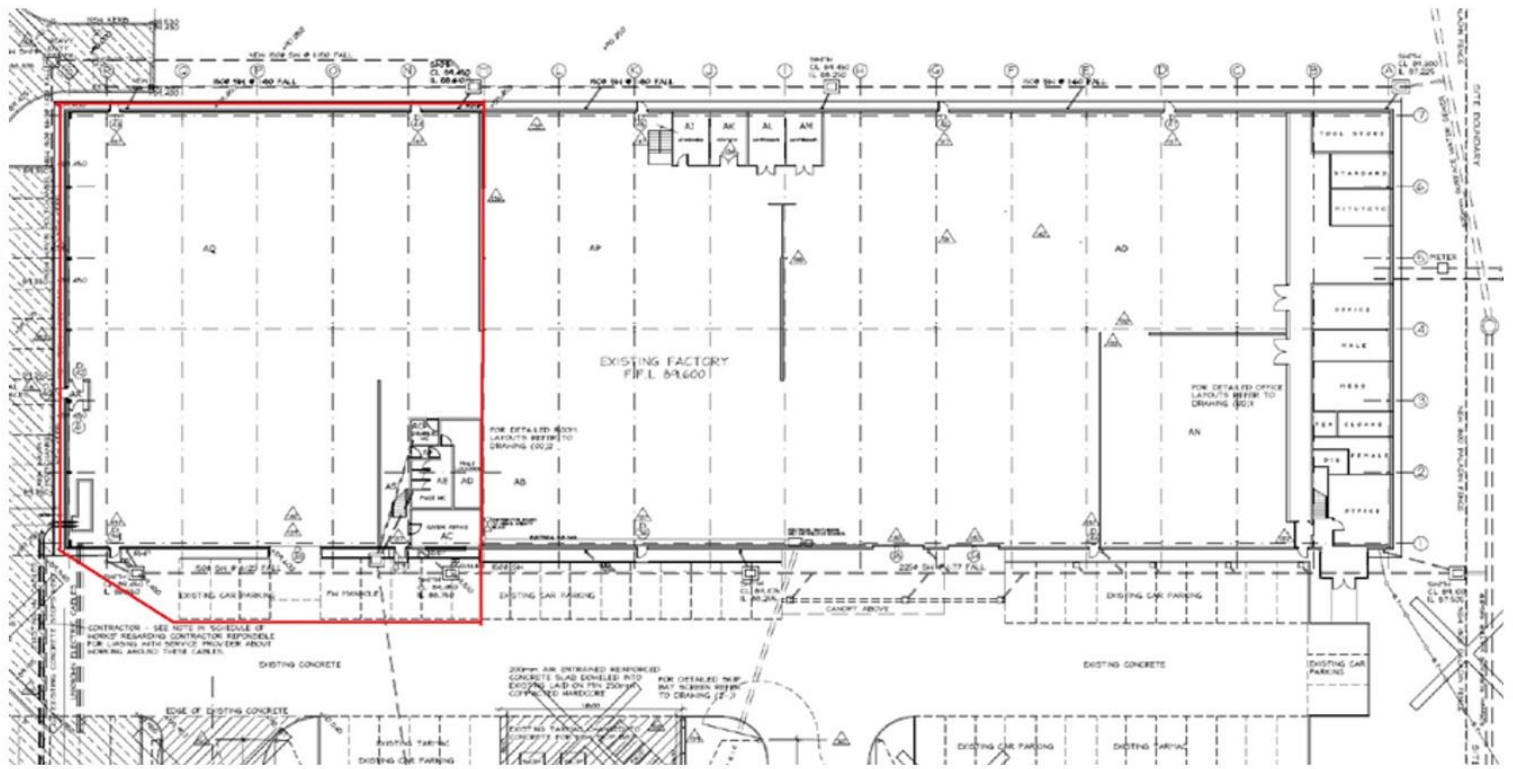
Strictly through the agents
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