

# PRIMEPoint

D U R H A M

CARLBURY ROAD | NEWTON AYCLIFF | DL5 8BH

**COMING SOON...Q4 2023**



**2 NEW INDUSTRIAL/WAREHOUSE UNITS**  
**36,069 sq.ft (3,351 sq.m) & 41,592 sq.ft (3,864 sq.m)**

**TO LET**  
(MAY SELL)

## Unit A

- Steel Portal Frame Construction
- 2 Dock Levellers
- 2 Level Access Doors
- Minimum 35 Car Parking Spaces (2 disabled / 2 electric vehicle charging)
- Eaves height 11m -12m
- Yard Depth up to 40m
- 500 KVA Power Supply
- Floor Loading 50kN/m<sup>2</sup>
- EPC A Rating -Targeted

### Schedule of accommodation

	Sq ft	Sq m
Warehouse	33,368	3,100
Office	2,701	251
<b>Total</b>	<b>36,069</b>	<b>3,351</b>

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**36,069 sq.ft** (3,351 sq.m) & **41,592 sq.ft** (3,864 sq.m)

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(MAY SELL)

## Unit B

- Steel Portal Frame Construction
- 2 Dock Levellers
- 2 Level Access Doors
- Minimum 38 Car Parking Spaces (2 disabled / 2 electric vehicle charging)
- Eaves height 12m
- Yard Depth up to 40m
- 500 KVA Power Supply
- Floor Loading 50kN/m<sup>2</sup>
- EPC A Rating -Targeted

## Schedule of accommodation

	Sq ft	Sq m
Warehouse	38,040	3,534
Office	3,552	330
<b>Total</b>	<b>41,592</b>	<b>3,864</b>



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## Proposed Site Plan



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**TO LET**  
(MAY SELL)

## Location



## Appointed Agents



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