



TO LET

OFFICES

Technolgy Court, Whinbank Park, Whinbank Road, Aycliffe Business Park,
Newton Aycliffe, DL5 6AY

- Ground Floor Office Suite
- Secure Estate with 24 Hour Guard Security
- **Approximate GIA: 100 sq m (1,083 sq ft)**

Contact: Jonathan Simpson

Email: Jonathan@cpne.co.uk

Tel: 01642 704931

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

LOCATION / DESCRIPTION

Whinbank Park is situated in Aycliffe Business Park which is the largest estate in the North East extending to around 400 hectares (980acres) and is home to the likes of Gestamp Tallant, Ebac, Husqvarna and more recently Hitachi who have located their UK train manufacturing facility here.

Whinbank Park itself provides an estate of 19 acres with 267,0850 sqft of industrial, workshop, warehouse space and 23,552 sqft of offices. The estate benefits from palisade fencing, CCTV, 24 hour security, on site management and a cafe.

Technology Court is a two storey office block offering a variety of office suites.

TERMS

The property is available To Let by way of a new effective Full Repairing and Insuring lease for a terms of years to be agreed at an asking rental of £8,000 per annum exclusive.

BUSINESS RATES

The property qualifies for small business rates relief. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

SERVICE CHARGE

Inclusive with the rent.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C(69)
A copy of the EPC is available upon application.

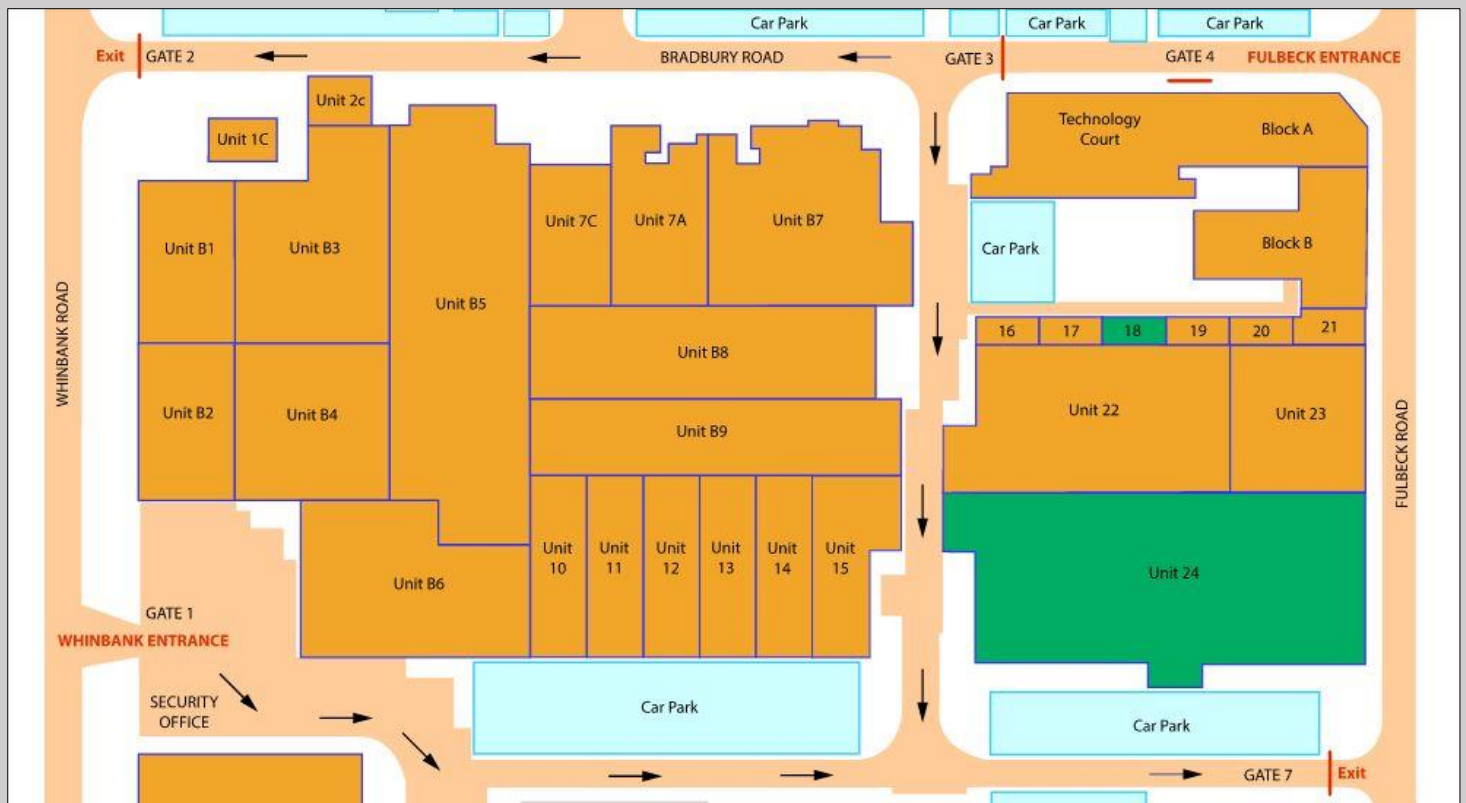
VIEWING

Strictly through the sole agents:

Connect Property NE

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628