



**FOR SALE** *Aycliffe Business Park*  
Heighington Lane, Newton Aycliffe, DL5 6EF



# Strategically located freehold factory/warehouse complex

**29,151m<sup>2</sup> (313,784 sq.ft) on a site of 6.73 hectares (16.6 acres)**



## LOCATION

Aycliffe Business Park is a long established manufacturing and distribution location occupying a strategic position in the North East region 1 mile from Junction 59 of A1(M). Darlington lies around 6 miles to the south east and Durham 13 miles to the north and Newcastle 33 miles to the north.

The Ports of Tees, Tyne, Hartlepool, Seaham and Sunderland are all within easy reach of the estate, as are both Newcastle and Teesside Airports. Darlington lies on the East Coast Main Line (London to Edinburgh) and links with the Cross Country route (Leeds/Birmingham/Bristol).

Occupiers on the estate include Husqvana, Gestamp, Lidl, Ineos, 3M, EBAC Group and Hitachi Rail Europe.

The property lies in the south west corner of the estate immediately off Heighington Lane and adjacent to the Bishop Auckland branch line.

## DESCRIPTION

This site comprises principally of three main buildings plus some further outbuildings and undeveloped land accessed off a private roadway forming part of the title, but partly shared with the adjoining occupiers.

For ease the buildings are reference on the site plan and aerial photograph.

**Building 1** is a traditional steel portal framed structure with cavity brickwork and insulated cladding to the elevations and a double pitched roof with an insulated corrugated asbestos cement sheet covering. Within the envelope of the building is a 2 storey office and ancillary block providing a range of open plan and cellular rooms as well as office and works welfare areas.

The factory space has a clear height of 7.2m and is divided into a series of sections although none of the walls are structural and as such could be removed as required.



Building 1



Building 1



Building 1

It has a series of vehicular access points to the perimeter but principally to the southern elevation where there is a large concrete apron serving 2 loading doors.

**Building 2** is a former manufacturing space formed in two sections, the older part of which is of brickwork construction with a corrugated asbestos cement sheet roof and the more recent extension of steel profile cladding and sheeting. The older part of the building contains a series of offices and welfare areas and the new extension benefits from a loading bay to its north west corner.



**Building 3** is a purpose built warehouse constructed in the late 1980's which is also steel framed with profile steel cladding to the walls and roof areas. Internally it provides largely open plan space and a clear height of 8.93 m. There are a series of single storey offices and welfare rooms within the unit and on the western elevation a large drive through covered loading bay.



**Buildings 4 & 5** comprise a small storage unit and a former boiler house, which has been largely stripped of all its plant.

There is an area of undeveloped land immediately south of the boiler house (Ref 6) giving the opportunity for further development or hardstanding and on the west side of the site is the main car park.



## ACCOMMODATION

The buildings provide the following gross internal floor areas:

Plan Reference	M <sup>2</sup>	Sq.Ft
<b>Building 1</b>		
Factory Area	11,178	120,323
Two storey offices/welfare	1,899	20,455
Mezzanine - Art Room	768	8,263
Rear Plant Room	164	1,762
<b>Total</b>	<b>14,009</b>	<b>150,793</b>
<b>Building 2</b>		
Factory/offices/welfare	6,103	65,690
Loading Bay	554	5,963
<b>Total</b>	<b>6,657</b>	<b>71,653</b>
<b>Building 3</b>		
Warehouse Area	6,898	74,255
Loading Bay	910	9,793
<b>Total</b>	<b>7,808</b>	<b>84,049</b>
<b>Building 4 (Stores)</b>	<b>103</b>	<b>1,107</b>
<b>Building 5 (Former boiler house)</b>	<b>574</b>	<b>6,182</b>
<b>Total Buildings</b>	<b>29,151</b>	<b>313,784</b>
<b>Site 6 (Undeveloped Land)</b>	<b>0.75 hectare</b>	<b>1.85 acres</b>
<b>Total Site Area</b>	<b>6.73 hectares</b>	<b>16.6 acres</b>

## SERVICES

The site benefits from all mains utility supplies and drainage is connected to the adopted sewers.

There is a substantial electricity infrastructure serving the site with a total transformer capacity of 5.5 MVA.

The gas supply to site is from two 150mm medium pressures mains and water is from metered supplies to each of the main Buildings which are between 30mm and 50mm diameter.

## RATEABLE VALUE

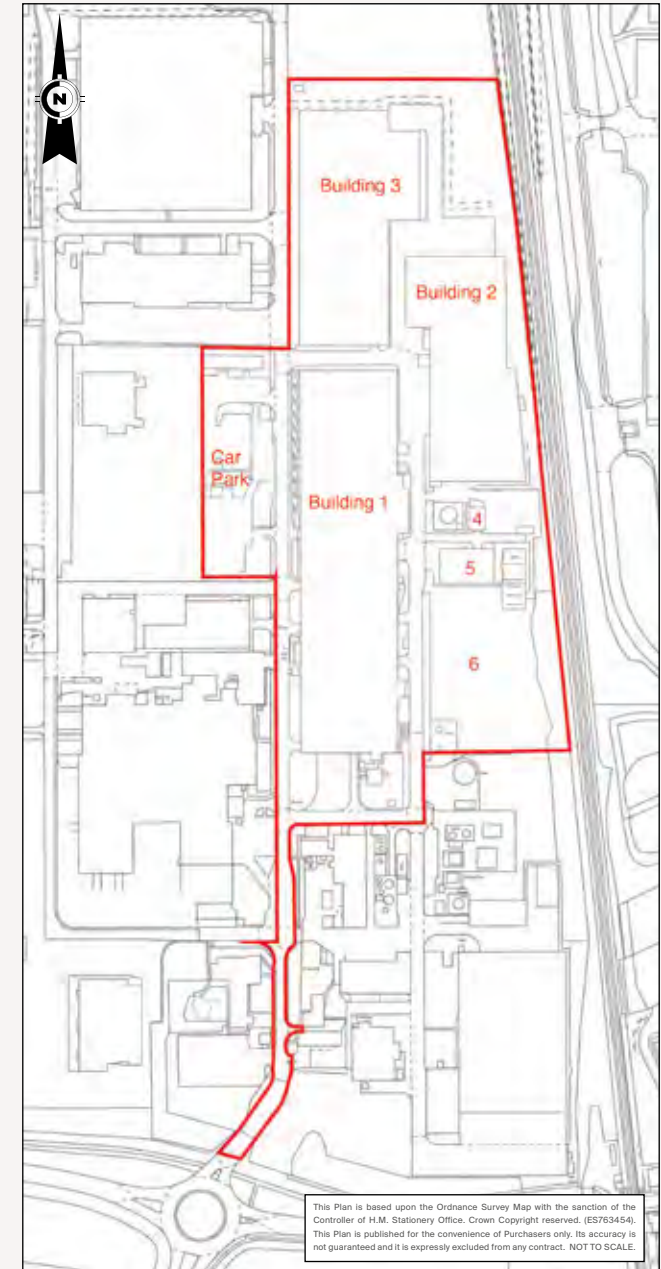
The premises are assessed at a rateable value of £660,000 and the rates payable for the financial year 2023/24 are £337,920.

## ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of E125.

## LEASEBACK

Formica need to leaseback Buildings 2 and 3 for a minimum term of 18 months whilst they build a replacement warehouse at their North Shields site. During that period they will pay a rent of £440,000 per annum and a fair contribution towards business rates, unless the purchaser intends to have the buildings separately assessed. They will also pay for utilities on a sub-metered or fair proportion basis.



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## PRICE

Offers are invited in the region of **£5,750,000**  
(subject to contract) for our clients freehold interest

## VAT

It is understood that the property is not elected for VAT.

## VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.



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