



TO LET – INDUSTRIAL PREMISES

14 Leaside, Newton Aycliffe Industrial Estate, Newton Aycliffe, DL5 6HX

Approximately (151.47 sq m) 1,631 sq ft

CONNECT
PROPERTY
01642 602001

LOCATION

Newton Aycliffe Industrial Estate is located within County Durham approximately 0.75 miles from Junction 59 of the A1(M) and 1.5 miles to the south of Newton Aycliffe's town centre. Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north.

Leaside is located to the northern end of the Estate and can be accessed via Horndale Avenue.

DESCRIPTION

The property comprises of a steel portal framed industrial unit incorporating the following specification:

- Roller Shutter Door
- 3 Phase Electricity
- WC
- Secure Yard/ Compound
- Car Parking

TERMS

The unit is available on a full repairing and insuring lease at an asking rent of £11,410 per annum exclusive. Further information regarding rents and costs available upon request.

ACCOMMODATION

Unit	Sq m	Sq ft
14	151.47	1,630

BUSINESS RATES

The property has a rateable value of £7,100 per annum. We recommend that interested parties contact the local rating authority directly to establish that the property qualifies for small business rates relief.

SERVICE CHARGE

A service charge will be levied in connection with the common parts.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D(87) A full report is available upon request.

VIEWING

Strictly through the agents Connect Property North East:

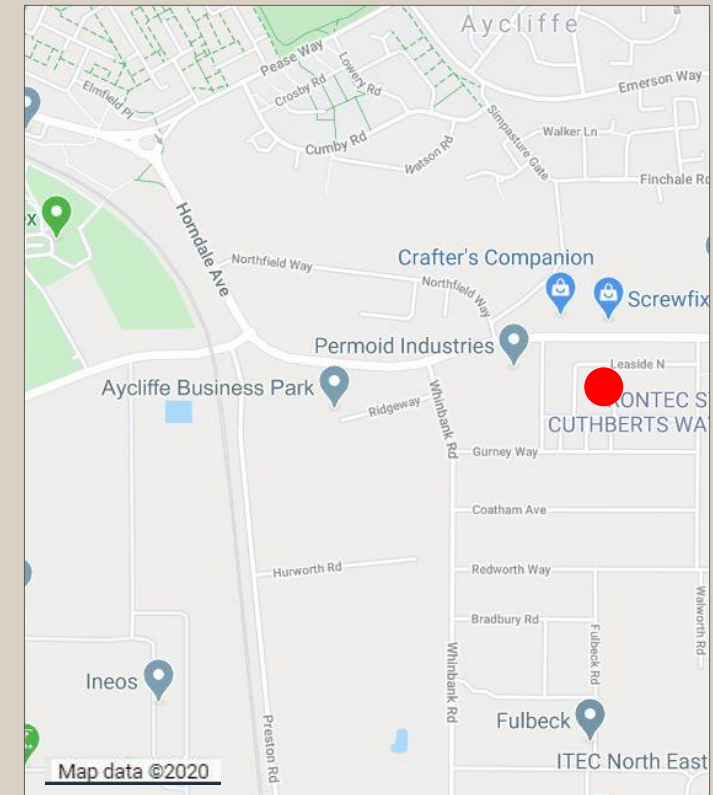
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