

50,503 sq ft of new industrial units  
from 3,196 sq ft

**TO LET** Available on application



A1(M)

J59

EAST COAST

II-VI



Tekmar

BRANCH LINE

XCEL CENTRE

**STATION PLACE**  
MERCHANT PARK - NEWTON AYCLIFFE - DL5 6AA

PWS

Heighington Station

HITACHI RAIL EUROPE

## Overview

Station Place provides 50,503 sq ft of new industrial space with units starting from 3,196 sq ft for start-up and growing businesses

### Proven Location

Merchant Park is a proven location with the Hitachi Rail Freight terminal and manufacturing facility. Moreover Newton Aycliffe is home to many international companies including Husqvarna, Gestamp Tallent, Lidl and Compound Photonics.

### Description

This exciting new development is one part of a wider £90m, 65-acre development on Merchant Business Park located just off J59 of the A1(M) and home to Hitachi Rail.

### Lease Terms

Available upon application with terms to be agreed on an effective full repairing and insuring basis, subject to contract.

# Accommodation

Block A	GIA sq ft
Unit 1	3,211
Unit 2	3,196
Unit 3	3,197
Unit 4	4,808
Unit 5	4,815
Unit 6	8,716

Block B	GIA sq ft
Unit 7	4,830
Unit 8	4,835
Unit 9	4,821
Unit 10	8,073
<b>TOTAL</b>	<b>50,503</b>

## New high spec industrial units from 3,196 sq ft

### Specification

Units are finished to a modern specification to include the following:



High quality industrial/warehouse units



Eaves height from 7.0m



Level access loading door



44 - 114 Kva power



Floor loading capacity of 30 kN/m<sup>2</sup>



Fitted office space inc. W/C facilities



Super-fast fibre optic broadband



On site car parking



Shared service yard



All services connected



EV chargers on site



# Well connected

**Air** Teesside International Airport and Newcastle International Airport have direct flights throughout Europe.

**Sea** The Port of Tyne and Teesport are both within a 40 minute drive time providing onward connections to the major UK, European and Worldwide Freight Ports. Port of Sunderland is 29 miles / 43 minute drive.

**Road**

Location	Distance	Time
Darlington	5 miles	10 mins
Durham Tees Valley	11 miles	22 mins
Teesside International Airport	12 miles	20 mins
Durham	19 miles	21 mins
Teesport	24 miles	39 mins
Port of Tyne	33 miles	37 mins
Newcastle	34 miles	38 mins

**Rail**

From Heighington Station	Time
Bishop Auckland	13 mins
Darlington	13 mins

## Rates and Insurance

Tenants will be responsible for payment of business rates and an annual service charge which will include building insurance - excluding contents.

## VAT

All figures quoted subject to VAT at the prevailing rate where applicable.

Particulars: These particulars are not an offer or contract, nor part of one.

**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Business Durham, Connect Property nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. September 2022.

## Estate Service Charge

There will be an estate service charge payable for maintenance of common areas.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## EPC

Available upon completion.



A Development by

All Enquiries



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