



TO LET – INDUSTRIAL/WAREHOUSE UNIT

Langton Business Centre, Aycliffe Industrial Estate, Newton Aycliffe,
Co Durham, DL5 6HT

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL/WAREHOUSE UNIT

- 4,843 m² (52,135 ft²)
- May split to provide smaller floor areas.
- Prominent Location
- Multi-occupied Industrial Facility
- New warehouse flat roof covering fitted in 2020
- Flexible Terms

Location

Newton Aycliffe is a well located centre in the south of County Durham, adjacent to the A1 (M) motorway.

The property is less than 2 miles from Junction 59 of the A1(M) and therefore provides easy access to the major road network. Darlington is approximately 7 miles to the south and Newcastle upon Tyne 30 miles to the north.

The East Coast mainline runs near to the property with the nearest station being Darlington.

Description

Langton Business Centre occupies a prominent location fronting onto Durham Way, with access off Birtree Road, Fulbeck Road and Whitworth Avenue.

The scheme comprises a substantial multi-occupied industrial facility with extensive yard, parking areas, and adjoining offices.

The buildings comprise substantial industrial/ workshop unit with a combination of level and dock level access doors, lighting and WCs. A new flat roof covering has been fitted in 2020 with waterproof membrane.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal areas:

Units 3 & 4 – 4843 m² (52,135 Ft²)

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed at a rent to be agreed.

The unit may split to provide smaller floor areas.

Rateable Value

The VOA indicated that the property has a Rateable Value of £63,000 from April 2017.

Services

We understand the property is connected to all main services however we recommend interested parties make their own enquiries in this regard.

EPC

On application.

Legal Costs

Each party will be responsible for their own legal/professional fees.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

Chris Donabie or Duncan Christie

Tel: 0191 232 7030

Email chrisd@naylorsgavinblack.co.uk

Email duncan@naylorsgavinblack.co.uk

Alternatively contact our joint agent Connect Property North East on 01642 602 001



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