



Indicative Only

**TO LET**

## **INDUSTRIAL UNIT**

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

**Naylors**   
**Gavin Black**  
Commercial Property People

## 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 buildings comprises of an industrial/ workshop unit with a separate yard and loading area. The units can be let individually or as one.

## Services

All mains services are available to the site. Interested parties are requested to make their own enquiries in this respect.

## Service Charge

There is a service charge payable for upkeep of the communal areas of the estate.

## Accommodation

We understand the property has the following approximate Gross Internal Areas:

	m <sup>2</sup>	ft <sup>2</sup>
D432		
A (Front)	774	8,332
B (Back)	591	6,370
<b>Total</b>	<b>1,365</b>	<b>14,702</b>

## Terms

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

## Rating Assessment

Interested parties should contact the local authority to establish the precise rates payable.

## EPC

Energy Performance Asset Rating has been assessed as D (97). A full copy is available on request.

## Legal Costs

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

## 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.



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.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (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.



## For further information please contact:

Duncan Christie

Tel: 0191 211 1564

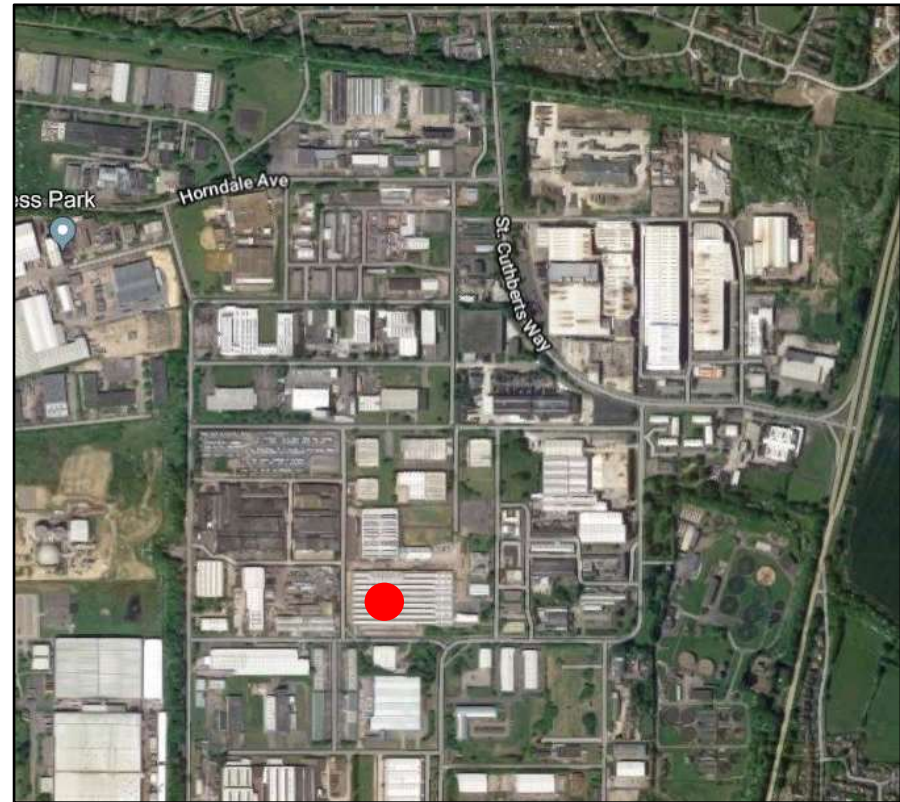
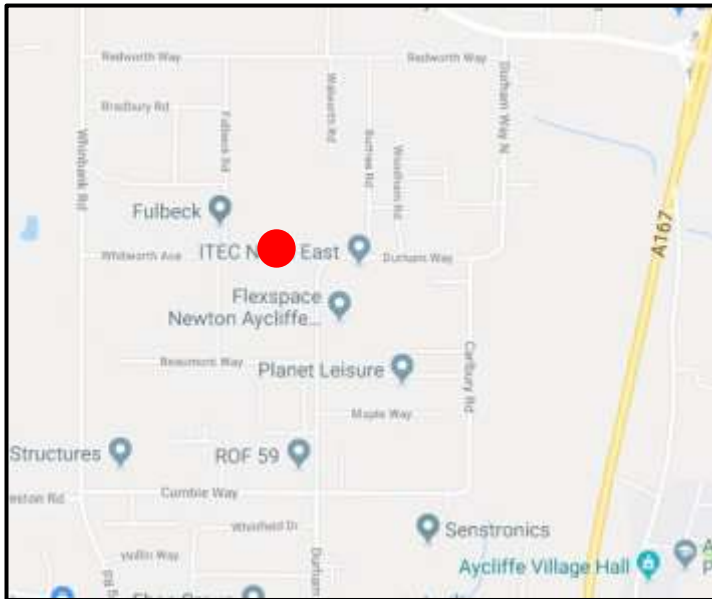
Email: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)

Or joint agents Connect Property:

Jonathan Simpson

Tel: 01642 704931

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



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.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (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.