

To Let – New Industrial Unit

3 BEAUMONT SQUARE, DURHAM WAY SOUTH AYCLIFFE INDUSTRIAL ESTATE, NEWTON AYCLIFFE



Location

The property is located on the west side of Durham Way South with prominent main road frontage on the Aycliffe Industrial Estate.

The Aycliffe Industrial Estate is a large well-established estate located between Durham & Darlington approximately 0.75 miles north of Junction 59 of the A1(M) and as such is highly accessible for the north east generally and with close proximity to the local centres of Newton Aycliffe and Darlington.

Description

The property comprises a mid-terraced workshop/warehouse unit with forecourt parking and rear yard for loading. The property has a glazed frontage and forecourt parking together with a dedicated service yard to the rear for loading. The capability exists to provide bespoke office/staff facilities behind the glazed frontage.

The property comprises the last available within this bespoke development of five units.

The properties are of steel portal framed construction with profile sheet clad elevations and pitched roofs with skylights. There is three-phase electricity and a gas supply to the properties.

Accommodation

The property provides the following accommodation:
Gross Internal Area: 1,178 sq m (12,685 sq ft)

Rateable Value

Not yet assessed but anticipated to be approximately £38,000 rateable value, amount payable approximately £16,000 per annum.

Proposed Terms

The property is available to let by way of a new lease for a term in multiples of 5 years, at an initial rental of £41,250 per annum (£3.25 psf).

Rent-free periods/office fit out packages are available subject to status.

Legal Costs

Each party are to be responsible for their own legal costs in connection with any transaction.

VAT

All rentals/prices are exclusive of VAT where applicable.

Viewing

Strictly by appointment through this office

Neil Thomas/Lindsay Pearson

Email: neil@thomas-stevenson.co.uk

Email: lindsay@thomas-stevenson.co.uk

Or via our Joint Agents:

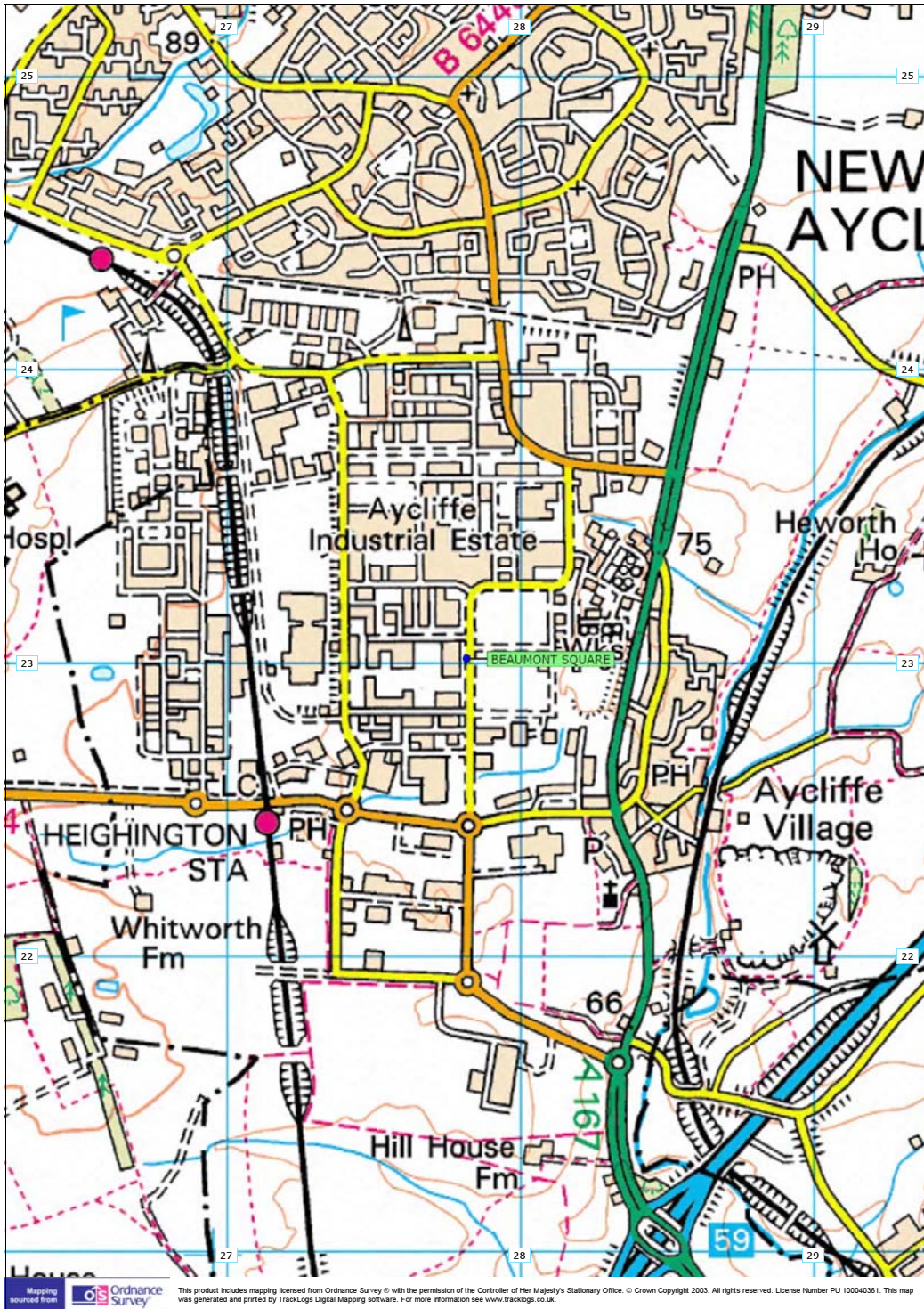
Magnus McGillivray

Bissett Kenning

Tel: 0191 272 5551



Subject to contract

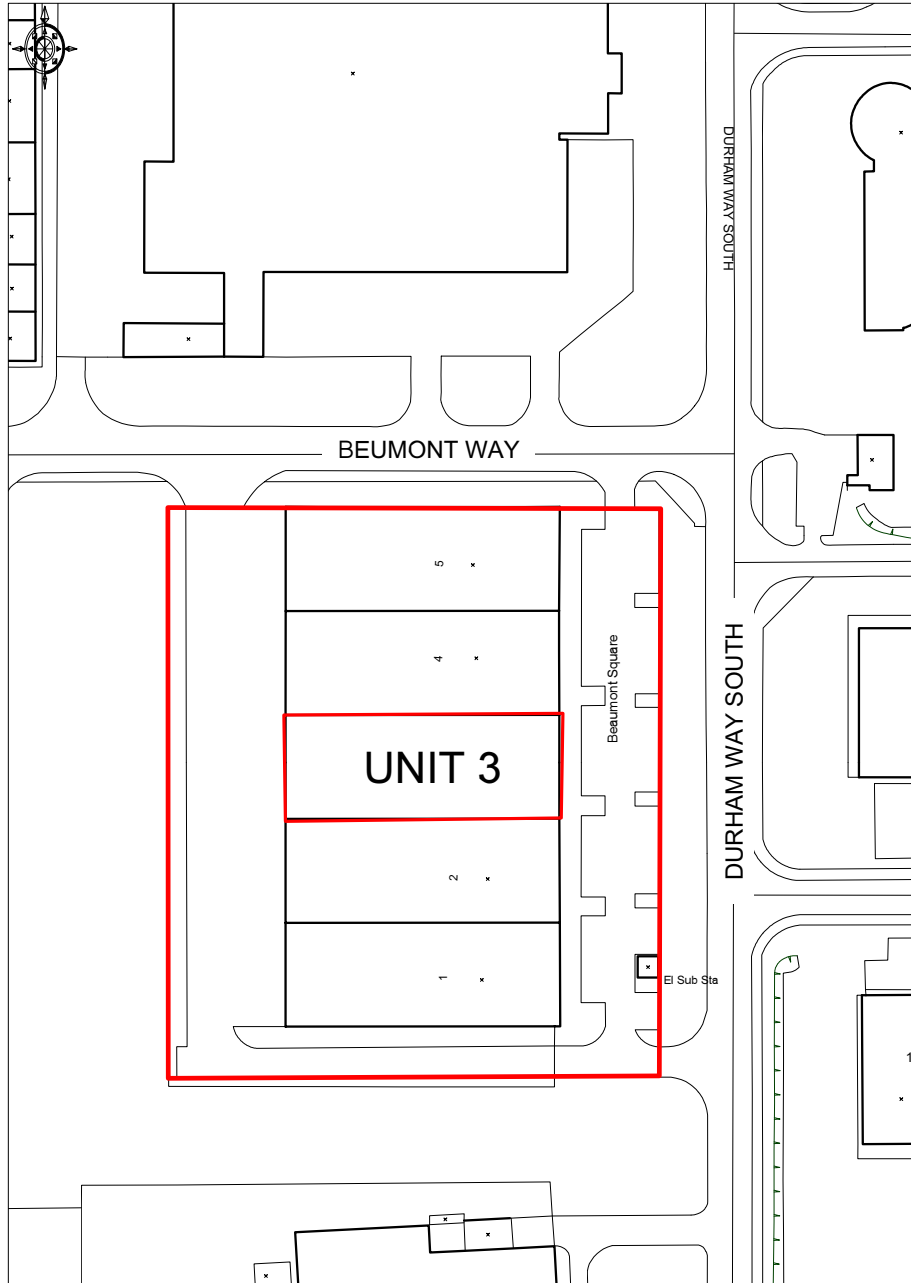


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Ordnance Survey

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UNIT 3 BEAUMONT SQUARE

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