

TO LET – Rent £10,000 per annum, exclusive

Tegulum House

Leaside, Newton Aycliffe Business Park, DL5 6HX

Well-presented offices with parking

CARVER
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SITUATION/LOCATION

The offices are situated on Leaside adjacent to Horndale Avenue within Newton Aycliffe Business Park, a diverse and highly regarded business location incorporating occupiers including Hitachi, Gestamp and Husqvarna together with a range of local businesses. The location affords swift access to A1M being adjacent to Junction 59 via A167. Newton Aycliffe is located approximately 8 miles north of Darlington, 13 miles south of Durham and 19 miles west of Middlesbrough.

PREMISES

Single storey office premises under flat roof comprising nine partition office rooms with kitchen and wc. The offices have been recently redecorated and afford well-presented business accommodation that may suit a variety of uses subject to any necessary statutory consents. The offices incorporate sealed unit double glazed windows, dado trunking and suspended ceilings. The offices are heated via a gas fired central heating system.

Externally there is parking for approximately 9 cars.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

ACCOMMODATION

The accommodation briefly comprises:-

Net internal area	144.4sq.m.	1,556sq.ft.
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COSTS

The incoming tenant is responsible for Landlord's reasonable legal costs plus VAT.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at TBC.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E - 102



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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