

**FOR SALE – Offers in the Region of £85,000 – PER UNIT**

**Units 5 and 6 Leaside North  
Newton Aycliffe, DL5 6DU**

**Refurbished Industrial Unit with Parking**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The units are situated 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 and the units lie approximately 8 miles North of Darlington, 13 miles South of Durham and 19 miles West of Middlesbrough.

## PREMISES

Attached industrial units of steel portal frame construction with corrugated metal sheet cladding to elevations. Internally the units are open plan with partition offices and wc with the benefit of a three phase power supply and vehicular access via roller shutter access door. Externally there is forecourt parking at the front.

## TENURE

Freehold

## TERMS

We are instructed to seek Offers in the Region of £85,000 **PER UNIT** for our client's freehold interest.

## ACCOMMODATION

The accommodation briefly comprises:-

Unit 5	136.61sq.m.	(1,470sq.ft.)
Unit 6	138.52sq.m.	(1,490sq.ft.)
Working height	Min 2.75m	Max 5.37m

## AGENTS NOTE

Units 5 and 6 are separately served with utilities however they are currently interconnected. It is anticipated that a block wall will be erected by our client prior to completion. Alternatively both units are available by negotiation.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-

Unit 5 - £5,500
Unit 6 - £5,500

## VAT

We are advised by our client that VAT is applicable.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

D-79



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

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**