

Property Details

Suite 1B, Avenue House, Greenwell Road, Newton Aycliffe, Durham, DL5 4DH

TO LET

Small Office - First Floor



**Ashley
Smith**



- **640 sq ft (59.46 sq m) - up to 12 person office**
- **Eligible parties to pay no Business Rates**
- **Modern office space**
- **Town Centre location with great prominence**
- **Amenities, retailers and parking within walking distance**
 - **Tesco, Argos, Greggs, Aldi and eateries**
- **£47.50 per week, exclusive**
 - **Plus £43 per week service charge (includes gas heating)**

Ashley Smith Chartered Surveyors

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LOCATION

Newton Aycliffe is situated off the A167 between Durham and Darlington. The town is readily accessed from the A1(M) to the east. Adjacent occupiers include Hewitts Solicitors, NHS (Shaws Trust) and Northgate Estate Agents.

Avenue House is prominently positioned within the Town Centre and within easy walking distance from local amenities, including eateries, the Leisure Centre and other general retailers. Tesco Supermarket and Aldi are adjacent.

Location plans enclosed.

DESCRIPTION

The last remaining first floor office, Suite 1B, is situated within a purpose built two storey mixed use building. The open plan office accommodation is relatively modern and comprises an attractive ground floor entrance lobby with lift, communal kitchen and WC facilities. Car parking is available.

LAST REMAINING SUITE.

Floor plan attached for illustrative purposes (not to scale).

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate net internal floor area:

640 sq ft / 59.46 sq m (up to 12 person office)
Plus, shared kitchen and WC facilities

Floor plan attached. Additional photographs available via written request.

ASKING RENT

£47.50 per week, exclusive

SERVICE CHARGE

Approximately £43 per week. The service charge includes: maintenance of common parts; repairs to the building; gas central heating. Please contact the agent for further details.

LEASE TERMS

Tenant responsible for internal repair and decoration. Length of lease and other terms to be agreed.

VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Eligible parties, under current Government Legislation, are to pay no Business Rates ([100% rate relief](#)).

The property is currently rated under a larger assessment and therefore the Business Rates are to be re-assessed.

Interested parties to satisfy themselves of eligibility and rates payable, prior to entering into a contract.

USE

The Landlord permits the Tenant to use the suite as office (B1a) or professional services (A2) as defined under the Town and Country Planning (Use Classes) Order 1987. Alternative uses may be considered, subject to planning and other statutory consents being granted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rated within Band C (53). EPC is available on request.

AGENTS NOTES

In accordance with the Code of Leasing Business Premises: England and Wales, alternative lease terms are available. However, any variations may affect level of rent proposed. A copy of the Code can be obtained at www.leasingbusinesspremises.co.uk.

None of the equipment or systems within the premises have been tested by the agent and it is the responsibility of the Lessee to ensure that they are in working order.

VIEWING ARRANGEMENTS & FURTHER INFORMATION

Strictly by prior appointment with sole agent:

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PLEASE READ THE FOLLOWING SUBJECT TO CONTRACT

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

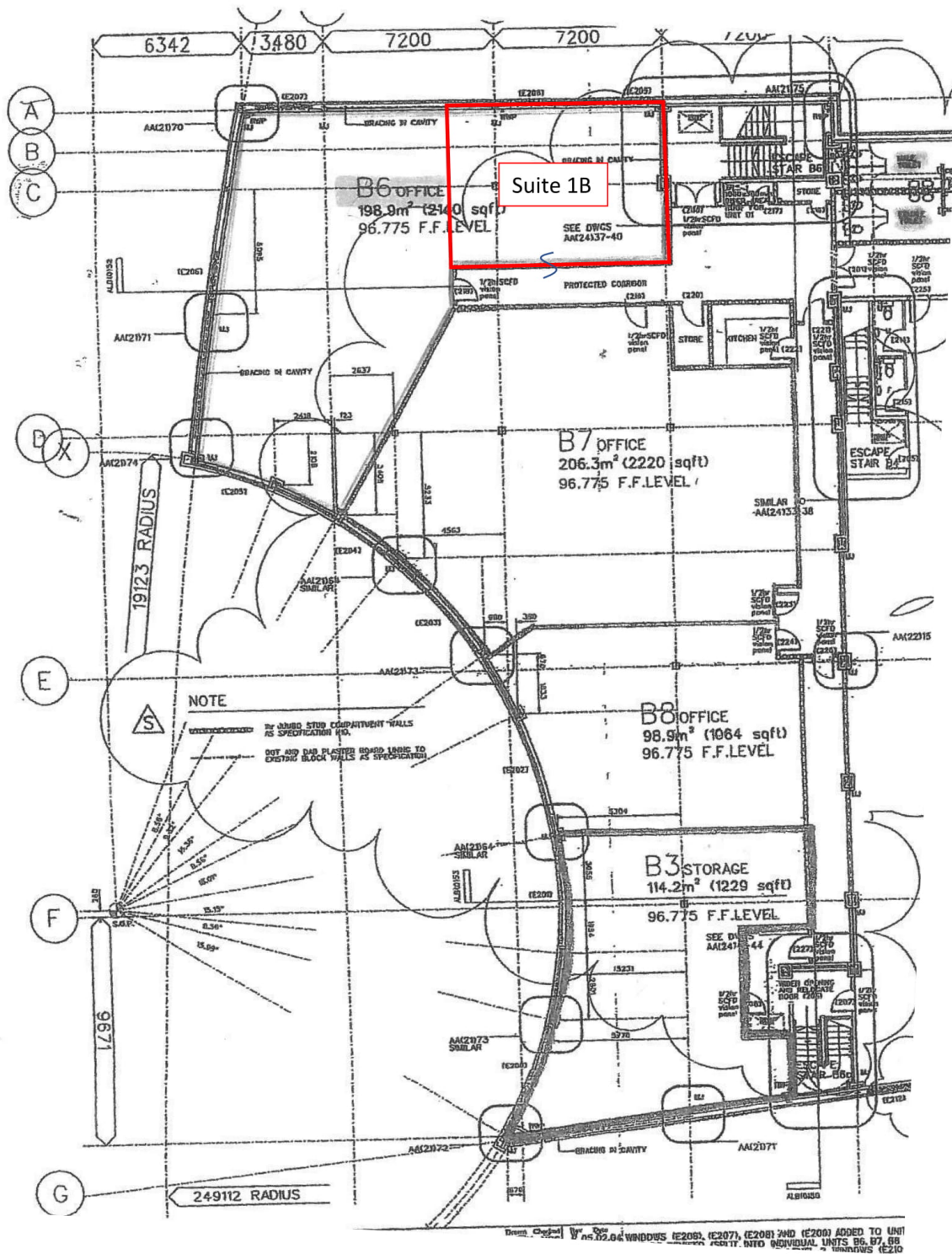
The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.

REF: AS1

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For illustrative purposes only. Not to scale. Dimensions approximate.



