

TO LET – Rent £6,750 per annum, exclusive

**703e Whinfield Drive, Aycliffe Business Park
Newton Aycliffe, Co Durham, DL5 6AU**

Modern Workshop/Office Premises - GIA 96sq.m. (1,034.sq.ft.)

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SITUATION/LOCATION

The unit is situated on Whinfield Drive which is located off Durham Way South within this established and expanding Business Park incorporating a range of local, regional and national/international companies including Hitachi Rail, Husqvarna, Tekmar, Ebac Ltd and Roman Ltd. Access to the A1M is approximately 1 mile distant providing excellent connections to road networks throughout the region. Darlington lies approximately 8 miles south and Newcastle approximately 28 miles north.

PREMISES

An end terrace two storey unit of block/brick construction under profile metal sheet insulated roof. The ground floor incorporates workshop/storage space together with side access to the first floor with small reception and disabled specification WC facilities. The first floor incorporates an open plan office with separate kitchen.

The unit has three phase power, UPVC double glazing throughout with roller shutter door access to the workshop and shutters to ground floor windows and door. There are wall mounted electric heaters installed.

There is parking directly in front of the unit.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

The accommodation briefly comprises:-

<u>Ground Floor</u>		
Workshop/Storage	50.7sq.m.	545.5sq.ft.
WC		
<u>First Floor</u>		
Office	35.4sq.m.	380.9sq.ft.
Kitchen	10sq.m.	107.6sq.ft.
Total GIA	96sq.m.	1034sq.ft.

COSTS

The incoming tenant will be 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 as follows:-
£ 5800

VAT

The client has advised that no VAT is payable on rent.

AGENTS NOTE

The present tenant is due to vacate the premises in April 2020

VIEWING

Strictly by appointment only through agent.

ENERGY PERFORMANCE ASSET RATING

D-80 expiring 24/4/22



18 St Cuthberts Way
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