



TO LET

Refurbished Workshop

Unit 7C, Whinbank Park, Aycliffe Business Park, Newton Aycliffe, DL5 6AY

- Self-Contained Refurbished Factory/ Warehouse
- Offices and WC Facilities
- Secure Estate with 24 Hour Guard Security
- **Approximate GIA: 464.50 sq m (4,994 sq ft)**

Contact: Jonathan Simpson

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Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

LOCATION / DESCRIPTION

Whinbank Park is situated in Aycliffe Business Park which is the largest estate in the North East extending to around 400hectares (980acres) and is home to the likes of Gestamp Tallant, Ebac, Husqvarna and more recently Hitachi who have located their UK train manufacturing facility here.

Whinbank Park itself provides an estate of 19 acres with 267,0850 sqft of industrial, workshop, warehouse space and 23,552 sqft of offices. The estate benefits from palisade fencing, CCTV, 24 hour security, on site management and a cafe.

ACCOMMODATION

	Sq m	Sq ft
Offices	144	1,550
Warehouse	320	3,444
TOTAL	464	4,994

TERMS

The property is available To Let by way of a new effective Full Repairing and Insuring lease for a terms of years to be agreed at an asking rental of £17,500 per annum exclusive.

BUSINESS RATES

The property is assessed for rating purposes at a rateable value of £9,500.

We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

SERVICE CHARGE

A service charge of £3,600 per annum exclusive will apply to cover the upkeep and maintenance of access roads and common parts etc.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D(77) A copy of the energy performance certificate is available upon application.

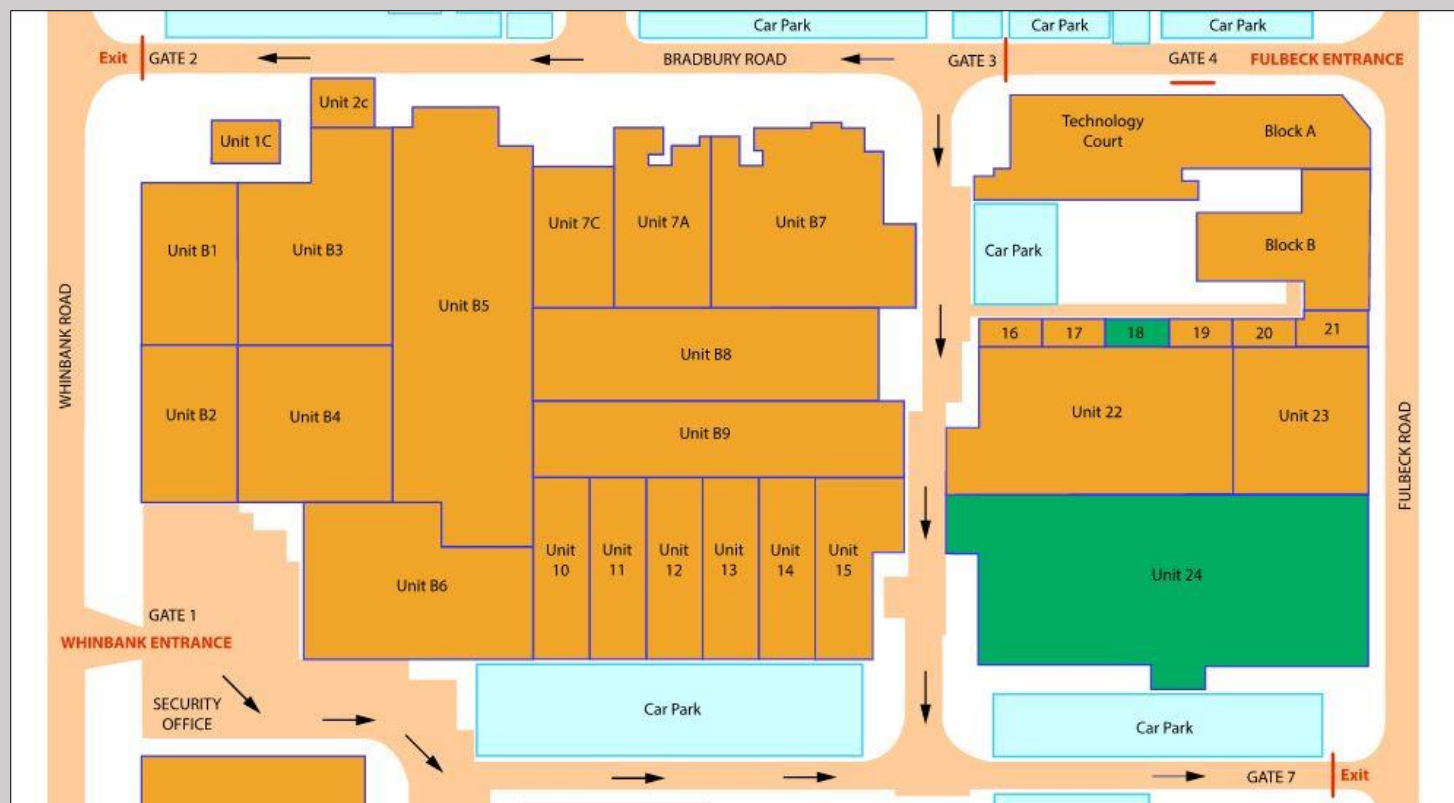
VIEWING

Strictly through the sole agents:

Connect Property NE

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Email: jonathan@cpne.co.uk



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