

PRIMEPoint

D U R H A M

CARLBURY ROAD | NEWTON AYCLIFFE | DL5 8BH

PRIME INDUSTRIAL LOCATION | AYCLIFFE BUSINESS PARK



**FREEHOLD
LAND FOR
SALE**

1.65 Hectares | 4.1 Acres

Description

Aycliffe Business Park is the biggest single employment area in County Durham and one of the largest business parks in the UK. Some of the park's biggest employers include high-profile businesses such as Gestamp Tallent, Hitachi Rail Europe, 3M, Inovyn, Husqvarna and PWS. While engineering and manufacturing remain at the core of Aycliffe Business Park, a number of new developments in recent years have brought dozens more SMEs from the services and leisure sectors to the park, creating a vibrant, busy employment hub and a wide variety of industries.

Location

Aycliffe Business Park is located within County Durham approximately 0.75 miles from J59 of the A1(M) and 1.5 miles to the south of Newton Aycliffe's town centre.

Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north



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Planning Permission

This 4.1-acre land parcel presents an excellent opportunity for industrial development with full planning approval under application number DM/22/01244/FPA, granted on August 1st, 2023, this site offers the potential for the construction of two industrial units.

Each unit offers a significant square footage, totalling 80,546 square feet collectively, catering to a wide range of industrial and commercial activities. The architectural design ensures that the buildings have aligned ridge heights, allowing for the possibility of integrating the two structures, albeit contingent upon further planning inquiries by any prospective buyer.

Both proposed buildings feature an eaves height ranging from 11 to 12.5 meters (to underside of haunch) and a ridge height of approximately 16 meters above finished floor level. The site boasts a relatively flat topography and enjoys accessibility from all four boundaries, with the primary access located on Carlbury Road to the east.



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