



# For Sale

# Manufacturing Facility

## DL5 6JW

**1 Millennium Way**  
**Newton Aycliffe**

- 52,408 sq. ft (4,868 sq. m)
- Rare Freehold Opportunity
- Great location close to Junction 59 of the A1

**SUBJECT TO CONTRACT**

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## Location

Aycliffe Business Park is a proven location, being home to many international companies including Husqvarna, Gestamp Tallent, Lidl and Hitachi Rail. Accessed directly off Junction 59 of the A1(M), it is one of the premier industrial locations in the Northeast.

The property is located on the corner of Millennium Way and Long Tens Way, within close proximity to Hitachi Rail and the University Technical College South Durham, a STEM focussed college for 14 -19 year-olds.

## Description

A modern detached manufacturing facility with offices. Car parking and a service yard are provided to the southern and eastern elevations.

Steel portal frame construction with minimum internal eaves height of 5m (8m at apex). The external elevations are brick/blockwork to dado height, with insulated profile steel cladding above and to the roof, which incorporates translucent roof lights.

There are 4 loading doors, 3 to the to the eastern elevation and one to the northern elevation, one of which is via a canopy area. Each loading door is approximately 4m x 4.5m. The factory has halogen lighting and is heated via gas fired hot air blowers.

There are two storey offices to the front of the building with glazed frontage and additional internal production offices over two floors.



## Accommodation

	Sq ft	Sq m
Ground Floor Production	40,332	3,747
Ground Floor Offices	2,604	242
First Floor Offices	2,604	242
Production Office	2,562	238
Canopy	4,306	400
<b>TOTAL</b>	<b>52,408</b>	<b>4,869</b>

## Sale Price

We are seeking offers of **£2.40 million exclusive of VAT** for the freehold interest.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £113,000. The new rateable value from 1 April 2023 will be £125,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

## Services

We understand that all mains services are available in the building and there is a 3 phase electricity supply of 650 KVA.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The property is currently being assessed.

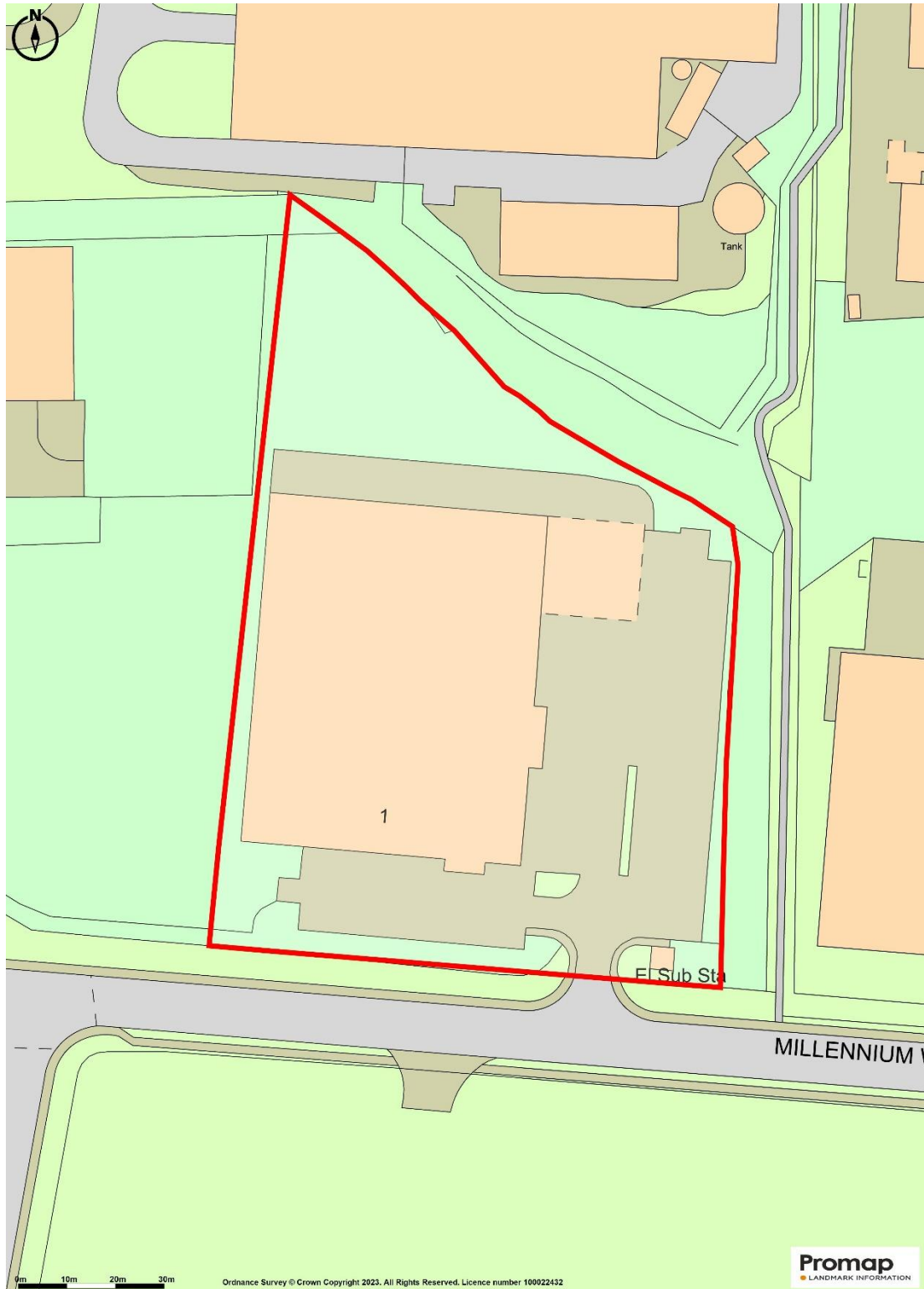
## Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction.

## Viewing

Via Agents HTA Real Estate

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Indicative site plan. Copy of Title Plan awaited

