



## To Let

**Heighington Lane, Newton Aycliffe,  
Co Durham, DL5 6EF**

- 90,600 sq ft
- Warehouse/industrial unit
- Service yard.
- Good access to A1(M)

**SUBJECT TO CONTRACT**

**Contact: Simon Hill**  
**Email: [simon@htare.co.uk](mailto:simon@htare.co.uk)**  
**Direct Tel: 0191 245 3010**

**HTA Real Estate**  
Suite A13,  
Milburn House,  
Dean Street,  
Newcastle upon Tyne  
NE1 1LE  
**T: 0191 245 1234**

**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 accessed off the B6444 Heighington Lane.

**Description**

This property comprises a warehouse/industrial unit which has been extended.

The original factory is constructed in four bays of portal frame construction with brick infill walls to the elevations and profile metal sheet cladding to the roof.

The unit has an eaves height of 3.78 metres rising to 6.9 metres at the apex. and has fluorescent strip lights to the production area and mechanically operated roller shutter doors to the southern and western elevations.

To the east of the production area is a single-story office of cavity brick construction beneath a flat and felt covered roof with uPVC double glazed windows. The office area comprises a range of accommodation in a cellular layout including WC, canteen, boardroom and offices. The offices have suspended tiled ceilings and strip florescent lighting, carpeted floors and a gas central heating system feeding hot water radiators.

The property has been extended with portal frame units having metal sheet cladding to the elevations and roofs to an eaves of between 5 and 6.53 meters and 8.1 to 8.55 metres to the apex.

The extensions have strip florescent lighting, and several mechanically operated roller shutter doors, providing vehicle access.

**Accommodation**

	sq m	sq ft
<b>Total GIA</b>	<b>8,417</b>	<b>90,600</b>

**Terms**

Available by way of a new FRI lease on terms to be agreed at a rent of £225,000 per annum.

**Business Rates**

The property currently forms part of a combined assessment and will require reassessing on completion of the works.

**Services**

Interested parties are advised to make their own enquiries with regards to their requirements.

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Energy Performance Certificate (EPC)**

A new EPC rating is being obtained.

**Anti-Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

**Viewing**

Via Agents HTA Real Estate

Contact: Nick Atkinson  
Email: [nick@htare.co.uk](mailto:nick@htare.co.uk)  
Direct Tel: 0191 245 3011

Contact: Simon Hill  
Email: [simon@htare.co.uk](mailto:simon@htare.co.uk)  
Direct Tel: 0191 245 3011



