



For Sale

Manufacturing Facility

DL5 6JW

1 Millennium Way
Newton Aycliffe

- 48,102 sq. ft (4,469 sq. m)
- Rare Freehold Opportunity
- Location close to Junction 59 of the A1(M)
- Large loading canopy 4,306 sq ft (400 sq m)
- 650kVA power supply

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 beneath a canopy area. Each loading door is approximately 4m x 4.5m. The factory has halogen lighting.

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
Total GIA	48,102	4,469
Canopy	4,306	400

Sale Price and Rent

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

Alternatively, the property is available by way of a new lease at a rent of **£250,000** per annum.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value from 1 April 2023 will of £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 building has an EPC rating of D85.

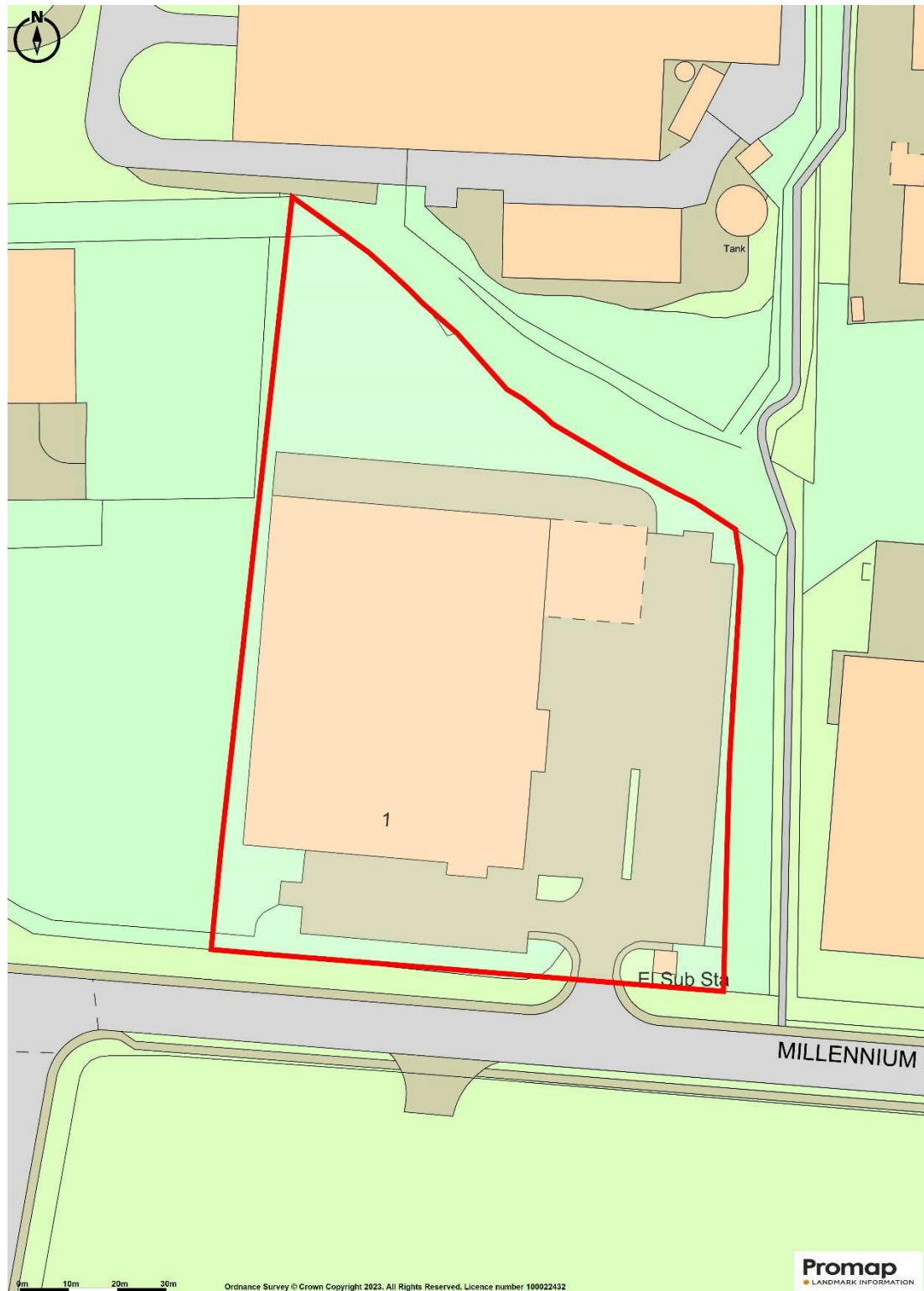
Anti-Money Laundering

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

