

INDUSTRIAL UNITS

1 BEAUMONT SQUARE
DURHAM WAY SOUTH
AYCLIFFE INDUSTRIAL ESTATE
DL5 6XN

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

INDUSTRIAL UNIT TO LET



LOCATION

The property is located on Durham Way South, less than two miles from Junction 59 of the A1(M) in County Durham.

Aycliffe Industrial Estate is the major Industrial location in County Durham. Nearby occupiers include 3m, Tetley and Filtronic.

DESCRIPTION

The property forms part of a five unit terrace and is of Steel Frame Construction with external elevations a combination of brickwork and profile cladding. There are designated staff and visitor car parking spaces to the front of the unit.

To the rear of the property is a shared service yard.

ACCOMMODATION

The property provides warehouse and office accommodation and can be subdivided to create several smaller units.

The accommodation available ranges from approximately 232 m² (2,500 ft²) to 1,178 m² (12,685 ft²).

LEASE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£35.00 per m² (£3.25 per ft²).

SERVICE CHARGE

There is a service charge to cover the maintenance of the common areas. This is available upon request.

BUSSINESS RATES

The unit is currently assessed as a whole.

Rateable Value (2005)	£38,250
Rates Payable (2009/2010)	£18,551.25

LEGAL FEES

The ingoing tenant will be responsible for our clients reasonable legal costs incurred in this transaction.

VAT

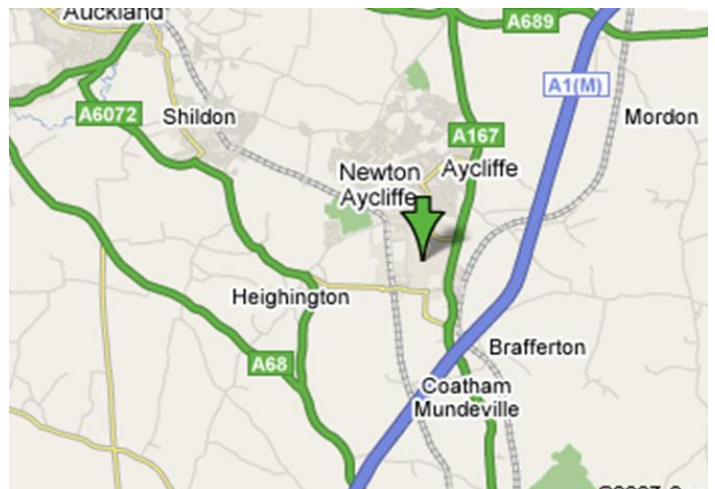
All figures within these terms are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Greg Davison on 0191 272 5551 or alternatively via email on:

Greg.davison@bissett-kenning.co.uk



V.1942

May 2009