

**TO LET**  
**2 Ridgeway, Aycliffe Business Park,**  
**Newton Aycliffe DL5 6SP**



- Newton Aycliffe is one of the regions premier business locations
- Junction 59 A1(M) 2.0 miles – Newton Aycliffe town centre 1 mile.
- Within a secure compound operated by Stiller Warehousing & Distribution.
- Well maintained workshop space with modern office accommodation.

**01642 791390**

[www.jackson-partners.co.uk](http://www.jackson-partners.co.uk)

## Situation & Description

Aycliffe Business Park is one of the regions premier business locations, being adjacent to junction 59 of the A1(M) which provides transport links to the regional and national network. Darlington & Scotch Corner are approximately 5 and 13 miles to the south and Durham 15 miles to the north.

Located on Ridgeway the premises form part of Stiller Transports warehousing and distribution facility providing a secure environment with unlimited access.

The premises comprise a steel framed warehouse/workshop with 2 storey offices and staff facilities to the front. Externally there is dedicated parking to the front and a loading area to the rear.

The workshop has an eaves height of approximately 5.5m, warm air electric blowers and an electric roller door. The offices are finished to an above average specification providing partitioned offices with suspended ceilings, upvc double glazing and perimeter trunking.

## Accommodation

We calculate that the premises provide the following approximate gross internal areas

Workshop	536m2 (5,770sq ft)
Ground floor office	119m2 (1,280sqft)
First floor office & staff	119m2 (1,280sqft)

**Total GIA**                      **774m2 (8,330sqft)**



## Lease terms

The premises are available to let at a rent and on terms to be agreed. Short term lease arrangements will be considered. Further information is available upon request.

## Business rates

We are advised that the premises have been assessed as RV £27,500 and recommend that interested parties contact the VOA for an indication of the rates payable.

## Energy performance certificate

The premises have an EPC rating of D83. A copy of the certificate is available upon request.

## Legal fees

Each party is responsible for their own legal costs in connection with this transaction.

## VAT

VAT is payable unless expressly stated otherwise.

## Viewing

Strictly via the sole agent Jackson & Partners contact David Jackson

**Tel 07597974607**

**Email David@jackson-partners.co.uk**