



NORTHERN TRUST
COMPANY LIMITED



AYCLIFFE BUSINESS PARK, NEWTON AYCLIFFE, COUNTY DURHAM, DL5 6BF

TO LET

MAPLE WAY

**QUALITY MODERN INDUSTRIAL / DISTRIBUTION UNITS
FROM 4,979 - 20,243 SQ FT (463 - 1,881 SQ M)**

DESCRIPTION

Maple Way is a modern high quality industrial estate totalling 72,539 sq ft. There are 9 units, arranged in 3 detached and 3 semi-detached blocks either side of Maple Way itself. Individual units range in size from 4,979 sq ft up to 20,243 sq ft, and subject to availability units can be combined to create larger floor areas.

The units have been constructed to a high standard and incorporate approximately 10% fitted offices. Externally the estate is set within landscaped surroundings and offers generous external circulation space and car parking areas. The units benefit from secure fenced yards and CCTV system.

SPECIFICATION

The scheme has been designed to a high specification and includes:

- Floor loading – 37.5 kN/m2
- Height to underside of haunch between 6.4 and 7.15 metres
- Electrically operated steel sectional overhead loading doors 4.57m high by 3.75m wide
- Single span steel portal frame
- Circa 10% fitted offices to each unit
- Generous external circulation space and car parking areas
- Secure fenced yards



UNITS 1 - 4



UNITS 7 - 8

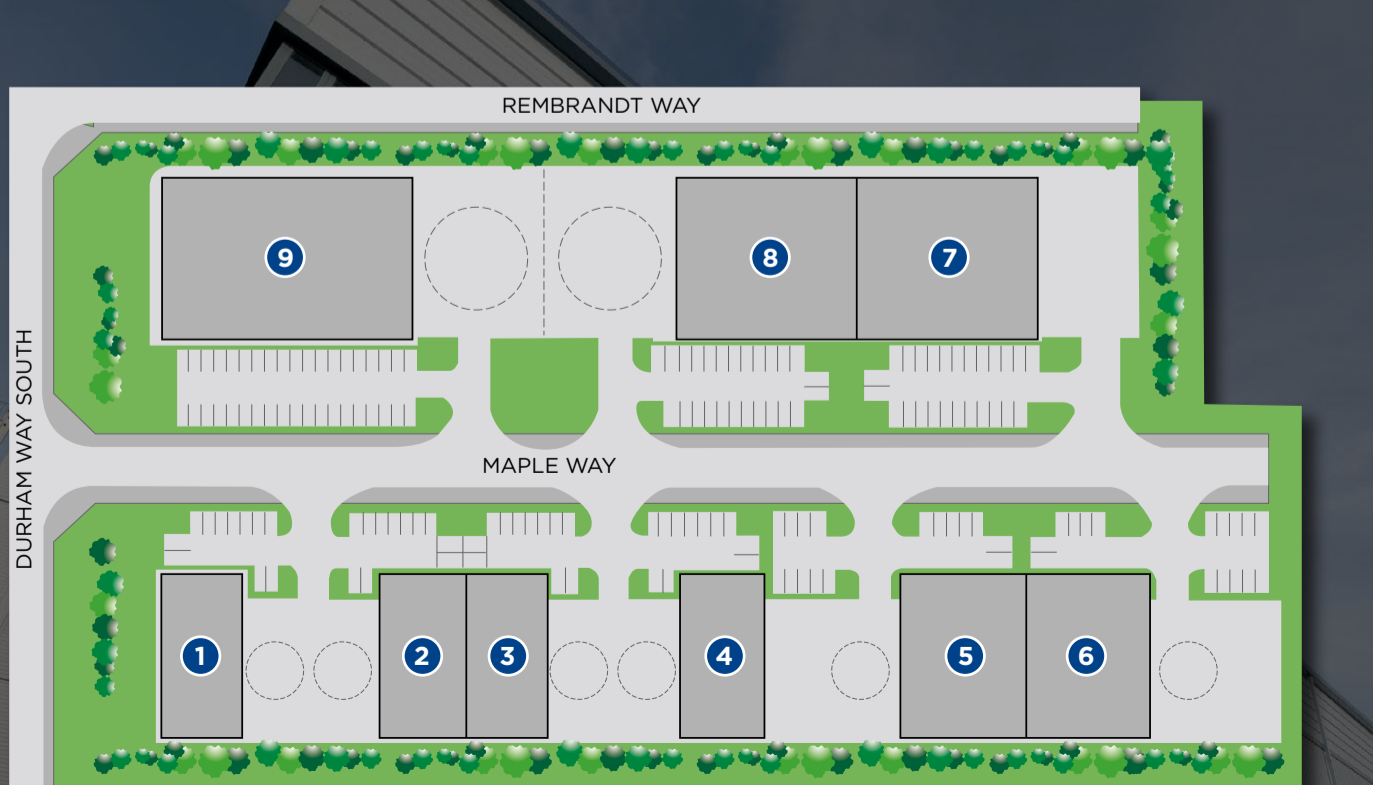
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MAPLE WAY



UNIT 1



SITE PLAN



ACCOMMODATION SCHEDULE

Unit	Total GIA		Inc. Offices		Parking Spaces
	Sq M	Sq Ft	Sq M	Sq Ft	
Unit 1	466	5,018	49	532	11
Unit 2	463	4,986	51	546	11
Unit 3	463	4,979	51	546	11
Unit 4	467	5,024	51	545	11
Unit 5	701	7,546	61	657	16
Unit 6	702	7,549	61	657	16
Unit 7	941	10,120	80	857	23
Unit 8	941	10,123	80	860	23
Unit 9	1,517	16,336	182	1,954	36

For current availability please contact the letting agents. The EPC ratings on the available units range from A23 – C68. Copies of the individual EPC Certificates are available upon request.

TERMS / RENTS / OTHER CHARGES

The units are available on flexible lease terms at competitive rents. Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.



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MAPLE WAY



LOCATION

Maple Way is situated within the popular and well established Aycliffe Business Park in Newton Aycliffe, County Durham. The estate enjoys a strategic position off Durham Way and offers excellent transport links with Junction 59 of the A1(M) less than 5 minutes' drive away, connecting Edinburgh to London. The A167 is less than 1 mile away and is the main road to the town running to Durham and Newcastle (30 miles) to the north and Darlington (8 miles) and Northallerton in the south.

The estate also benefits from good public transport connections with Heighington Railway station less than 1 mile away. Newton Aycliffe Town Centre is only a 5 minute drive away and provides a range of amenities, including high street shops, eateries and financial institutions. Premier Inn Durham (Newton Aycliffe) situated off the A167 is also less than 4 minutes' drive away.

TRAVEL DISTANCES

	Miles	Mins	
A1(M)	0.75	5	
Darlington	8	16	
Darlington	8	13	
Durham	13	25	
Leeds	68	1hr 20	

Source: theAA.com

FURTHER INFORMATION

To arrange a viewing or for further information relating to this scheme please contact one of the joint agents.

CONNECT NORTH
PROPERTY

01642 602001
www.cpne.co.uk

Excellent transport links



Good local amenities



CCTV Security



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