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# MAPLE WAY

NEWTON AYCLIFFE **COUNTY DURHAM**

**INDUSTRIAL**



**TO LET**

QUALITY INDUSTRIAL/  
DISTRIBUTION UNITS

**FROM 463 - 1,571 SQ M  
(4,986 - 16,336 SQ FT)**

- Fitted offices to each unit
- Secure fenced yards & on site CCTV
- Generous external circulation and car parking areas

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# MAPLE WAY

NEWTON AYCLIFFE **COUNTY DURHAM**



## DESCRIPTION

Maple Way comprises a high quality industrial estate built in 2004 providing a total of 6,659 sq m (71,681 sq ft) in individual units ranging from 463 sq m (4,986 sq ft) to 1,517 sq m (16,336 sq ft).

## SPECIFICATION

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

- Single span steel portal frame
- Floor loading – 37.5 Kn/sq m
- Height to underside of haunch between 6.4 and 7.15 metres
- Electrically operated steel sectional overhead loading doors
- Circa 10% fitted offices to each unit
- Secure fenced yards
- Generous external circulation and car parking areas
- On site CCTV security system

## PLANNING

Planning consent has been granted for B1(C), B2 & B8 uses including light/general industrial and warehousing.

## TERMS

The units are available to let by way of new full repairing and insuring leases on terms to be agreed. Rental on application to the joint agents.

## VAT

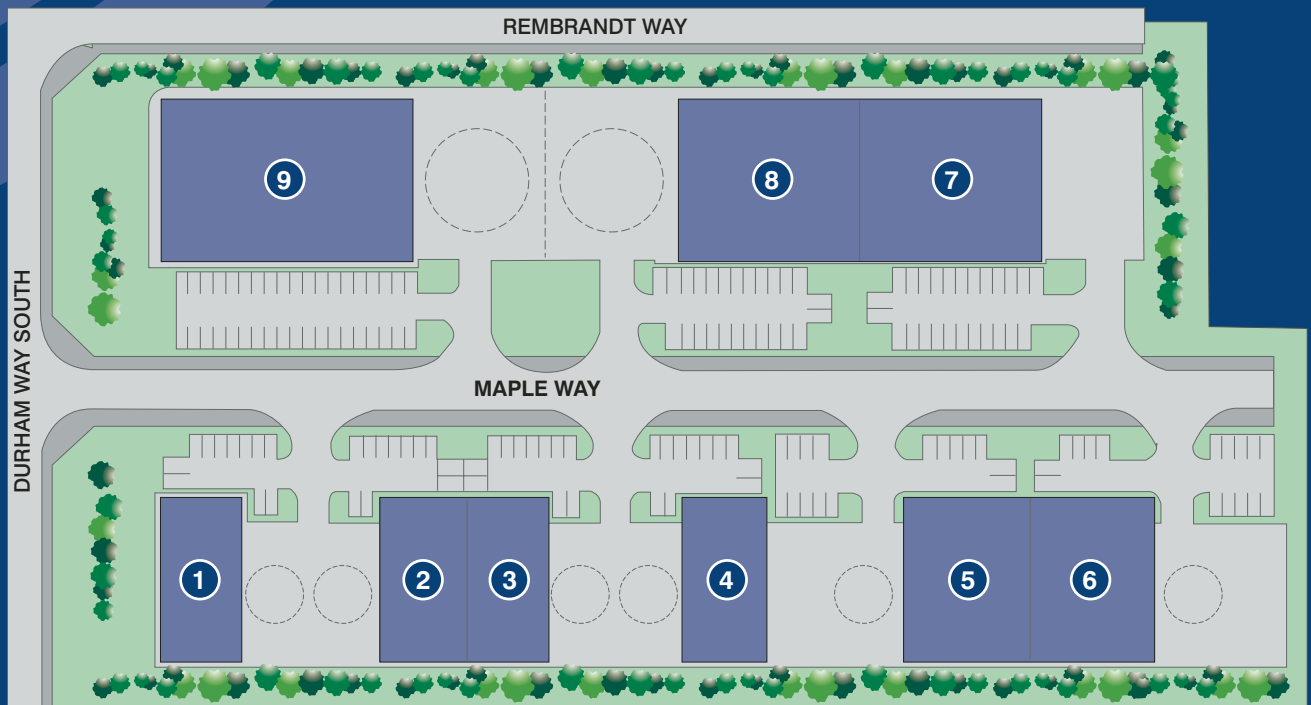
All rents and other charges will be subject to VAT at the standard rate.

## ACCOMMODATION SCHEDULE

UNIT	TOTAL GIA		INC. OFFICES		PARKING
	SQ M	SQ FT	SQ M	SQ FT	
1	466	5,018	49	532	11
2	463	4,986	51	546	11
3	463	4,979	51	546	11
4	467	5,024	51	545	11
5	701	7,546	61	657	16
6	702	7,549	61	657	16
7	941	10,120	80	857	23
8	941	10,123	80	860	23
9	1,517	16,336	182	1,954	36
<b>TOTAL</b>	<b>6,661</b>	<b>71,681</b>	<b>615</b>	<b>7,154</b>	<b>158</b>



## SITEPLAN



DISTRIBUTION UNITS FROM 463 - 1,517 SQ M (4,986 - 16,336 SQ FT)

**LOCATION**

Maple Way is located within Aycliffe Industrial Park and occupies a strategic location off Durham Way South, approximately 3/4 mile from junction 59 of the A1(M). Newton Aycliffe town centre is approximately one mile to the north and provides good local amenities. Aycliffe is home to R F Micro Devices, 3M and Tetley.



**TRAVEL DISTANCES**

A1 (M)	3/4 mile
Darlington	7 miles
Newcastle	31 miles
Sunderland	28 miles
Leeds	63 miles

**FURTHER INFORMATION**

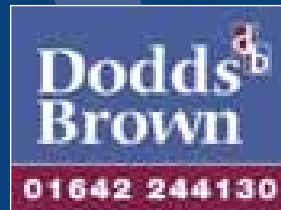
To arrange a viewing or for further information relating to this scheme please contact one of the joint agents.

For details of financial assistance please contact County Durham Development Company 0191 3832000.

Supported by



Regional Development Agency



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