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# TO LET

## MAPLE WAY

### AYCLIFFE BUSINESS PARK

NEWTON AYCLIFFE, COUNTY DURHAM DL5 6BF

## INDUSTRIAL/DISTRIBUTION UNITS

4,979 - 20,243 sq ft (463 - 1,881 sq m)

### KEY FEATURES

- Good Transport Links
- 3 Phase electric
- Sectional overhead loading doors 3.7m wide by 4.5m high
- Secure fenced yards and CCTV system
- Generous external circulation space
- Ample parking spaces



## CONTACT US:

 0191 221 1999

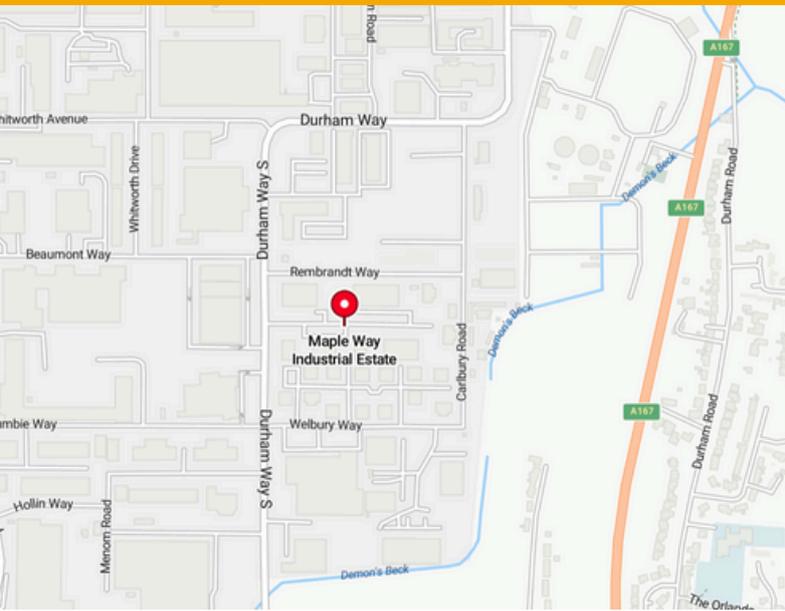
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# MAPLE WAY

## AYCLIFFE BUSINESS PARK

NEWTON AYCLIFFE, COUNTY DURHAM DL5 6BF



### 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. Newcastle is 30 miles to the north and Darlington is 8 miles to the south via the A167.

**INDUSTRIAL / DISTRIBUTION UNITS**  
4,979 - 20,243 sq ft (463 - 1,881 sq m)

### DESCRIPTION

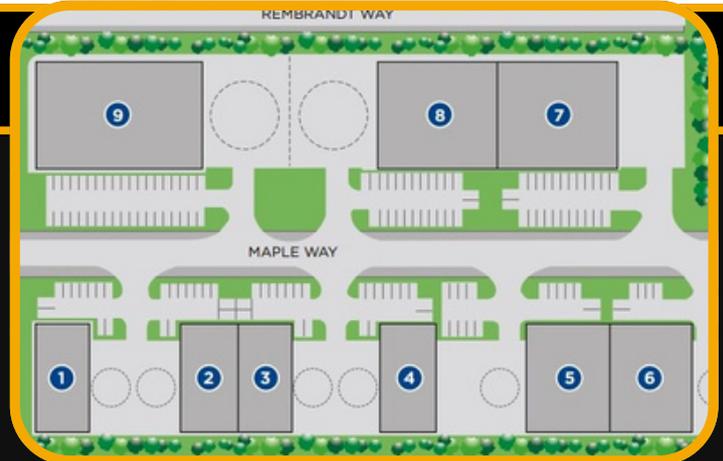
The units are constructed to a high standard and incorporate approximately 10% fitted offices. Height to the underside of haunch is between 6.4m and 7.15m. Electronically operated steel sectional overhead loading doors 3.7m wide by 4.5m high leads to generous external circulation spaces with ample parking spaces and secure fenced yards.

### SPECIFICATIONS

- 3 Phase electric supply
- Electrically operated roller shutter doors
- WCs with handwashing facilities
- Good public transport links

### EPC

Individual EPC certificates available on request.



### TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges



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