



To Let Open Storage / Yard Land

THREE PLOTS FROM APPROXIMATELY 0.5 TO 6 ACRES

MILLENNIUM WAY • MERCHANT PARK • NEWTON AYCLIFFE • DL5 6UG



- Established industrial and manufacturing location
- Excellent access to Junction 59 of the A1(M)
- Three plots available separately
- Potential for a range of open storage and yard uses, subject to planning and landlord approval

Location

Merchant Park occupies a strategic position within Newton Aycliffe's established industrial and manufacturing area.

The development is situated close to Junction 59 of the A1(M), providing convenient north and southbound connections to Darlington, Durham, Teesside, Tyneside and the wider national motorway network.

Merchant Park is positioned alongside Station Place and close to Hitachi Rail Europe, Heighington Station and the East Coast Main Line.

Description

Three separate plots are available within Merchant Park, providing flexible options for businesses requiring open storage, external operational space or a dedicated yard compound.

The plots are available individually and are offered in their existing condition.

The plots are offered in their existing condition. Any additional preparation or infrastructure requirements may be discussed with the landlord on a case-by-case basis.

All proposed uses will be subject to planning, statutory consents and landlord approval.



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Accommodation

Plot	Approximate area
Station Place - Plot 2.2	0.50 acre / 0.20 hectare
Plots 1.3 and 1.4	3.50 acres / 1.42 hectares
Plot 3.3	6.00 acres / 2.43 hectares

All areas are approximate and remain subject to confirmation.

Services

No mains services are currently connected to Station Place – Plot 2.2 or Plots 1.3 and 1.4.

Plot 3.3 is currently fenced. An electricity supply of up to 50 kVA may be made available to this plot, subject to technical confirmation, availability and separate agreement.

Prospective occupiers should satisfy themselves that the available services are suitable for their intended use.

Terms

Station Place – Plot 2.2 and Plots 1.3 and 1.4 are available by way of new leases on terms to be agreed.

The landlord's current preference is to offer Plot 3.3 for an initial term of up to two years.

Rent on application.

Planning

Interested parties should make their own enquiries regarding the suitability of their proposed use and obtain any necessary planning, environmental or other statutory consents.

Estate Service Charge

An estate service charge may be payable in respect of the maintenance and management of the estate's communal areas. Further information is available on request.

Business Rates

The occupier will be responsible for any business rates payable in connection with the land.

Interested parties should make their own enquiries with the relevant local authority or the Valuation Office Agency.

VAT

All rents and other figures are quoted exclusive of VAT, where chargeable.

Legal Costs

Each party will be responsible for its own legal costs incurred in connection with any transaction.

Viewing and Further Information

For viewing arrangements or further information, please contact:

CONNECT NORTH EAST
PROPERTY

01642 602001
www.cpne.co.uk

Jonathan Simpson
01642 602001
jonathan@cpne.co.uk

CBRE
+44 (0)113 394 8800
www.cbre.co.uk

Dave Cato
07983 388 939
david.cato@cbre.com

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