

# Newton Aycliffe - Suite 2, Avenue House DL5 4DH

## Office to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Newton Aycliffe - Suite 2, Avenue House DL5 4DH

## Office to Rent



### Property Features:

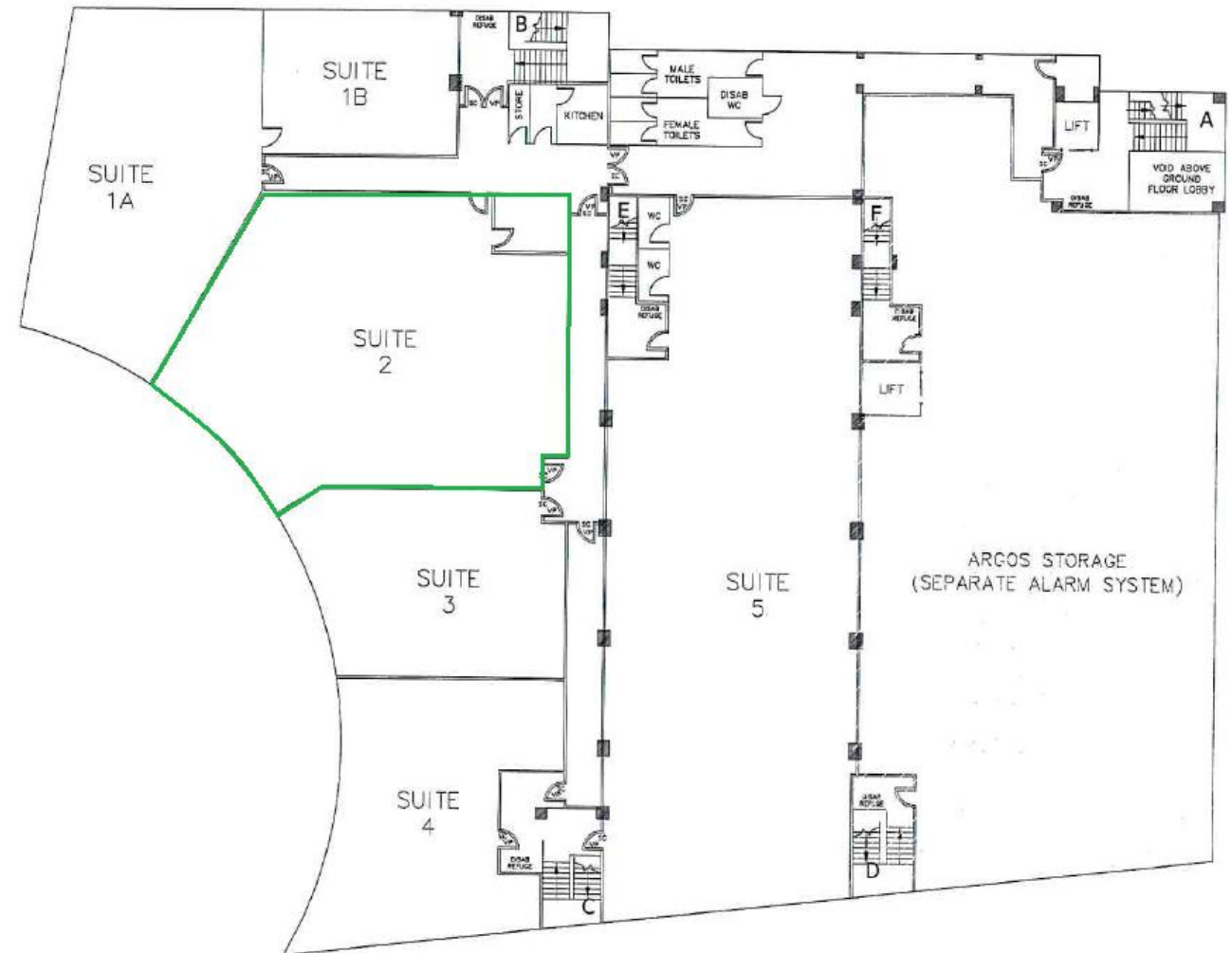
- Comprises first floor office suite
- VAT is applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Occupiers close by include Tesco Extra, Costa Coffee, Aldi, Argos and Greggs, amongst others.

### Property Description:

Comprises first floor open plan office suite, with shared kitchen and wc, providing the following accommodation and dimensions:

Suite 2: 220 sq m (2,368 sq ft)

Open plan office, store



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### Terms:

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Rent: £307.69 + VAT per week (PCM: £1,333.33 + VAT)

Deposit: £4,000 (3 Months)

Service Charge: £9,000 p.a. + VAT  
*inc. gas bill, kitchen and lift facilities*

### Rateable Value:

Rateable Value - £10,000 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

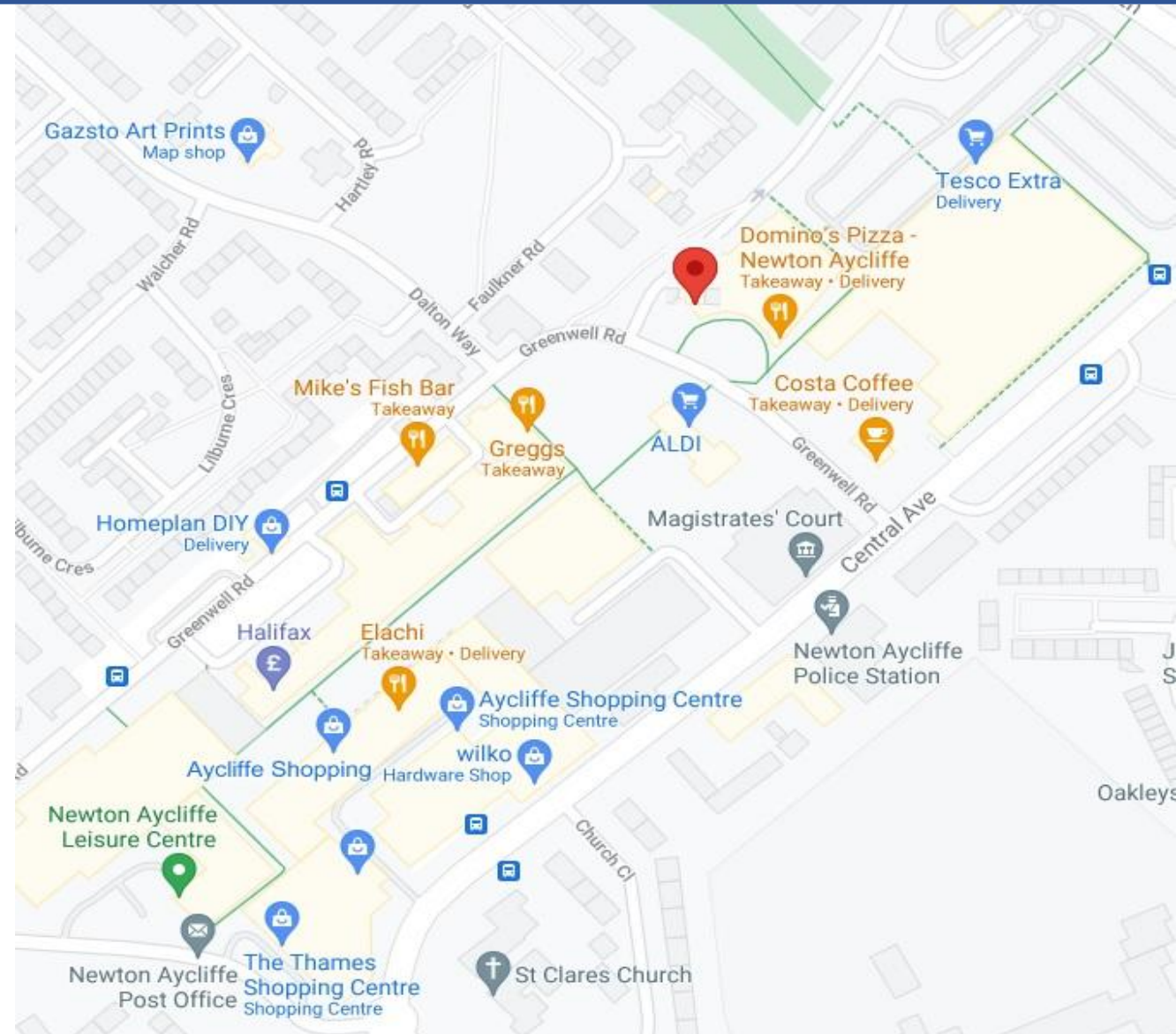


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## Location:

Newton Aycliffe is a town in County Durham, England. The A167 (old A1) is the main road to the town, it runs to Durham and Newcastle upon Tyne (30 miles) in the north and Darlington (8 miles) and Northallerton in the south. By bus, the town has bus services provided by Arriva North East to Bishop Auckland, Durham, Darlington, Spennymoor, Ferryhill, Peterlee, Sunderland and Sedgefield. Town services are provided by Hodgsons service 17. Occupiers close by include Tesco Extra, Costa Coffee, Aldi, Argos and Greggs, amongst others.

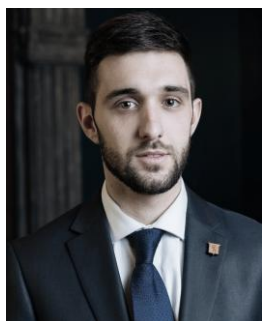


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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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