

**TO LET – Suites from £7,200 per annum**

## **Avenue House, Newton Aycliffe, DL5 4DH**

**Versatile First Floor Town Centre Premises – Suites available from 1,000sq.ft. to 2,368 sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
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## SITUATION/LOCATION

The property fronts Greenwell Road in the heart of Newton Aycliffe Town Centre amongst a diverse variety of established businesses. Notable occupiers in the vicinity include Tesco, Costa, Greggs, Aldi and Domino's. The property lies adjacent to Newton Aycliffe Leisure Centre and all other town centre amenities are within convenient walking distance. Newton Aycliffe is strategically located adjacent to the A167 and A1(M) approximately 10 miles north of Darlington, 12 miles south of Durham and 22 miles west of Middlesbrough.

## PREMISES

Versatile first floor office suite forming part of a mixed retail/office building with access from Tesco car park and Greenwell Road.

An open and versatile office which can be split to create the desired sized suite. There is access to a shared kitchen and WC.

The suite incorporates suspended ceilings and is heated by way of a gas fired central heating system.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available for a term of years to be agreed.

## SERVICE CHARGE

A service charge is payable towards common repair and upkeep and the tenant's contribution towards the gas central heating. The service charge currently sits at approx. £3.50psf.

## ACCOMMODATION

Net Internal Area Approx.	220sq.m.	2,368sq.ft.
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## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

£10,000

The property falls within the threshold for small business relief and eligible occupier should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. We are advised VAT is applicable.

## ENERGY PERFORMANCE ASSET RATING

C-53

## VIEWING

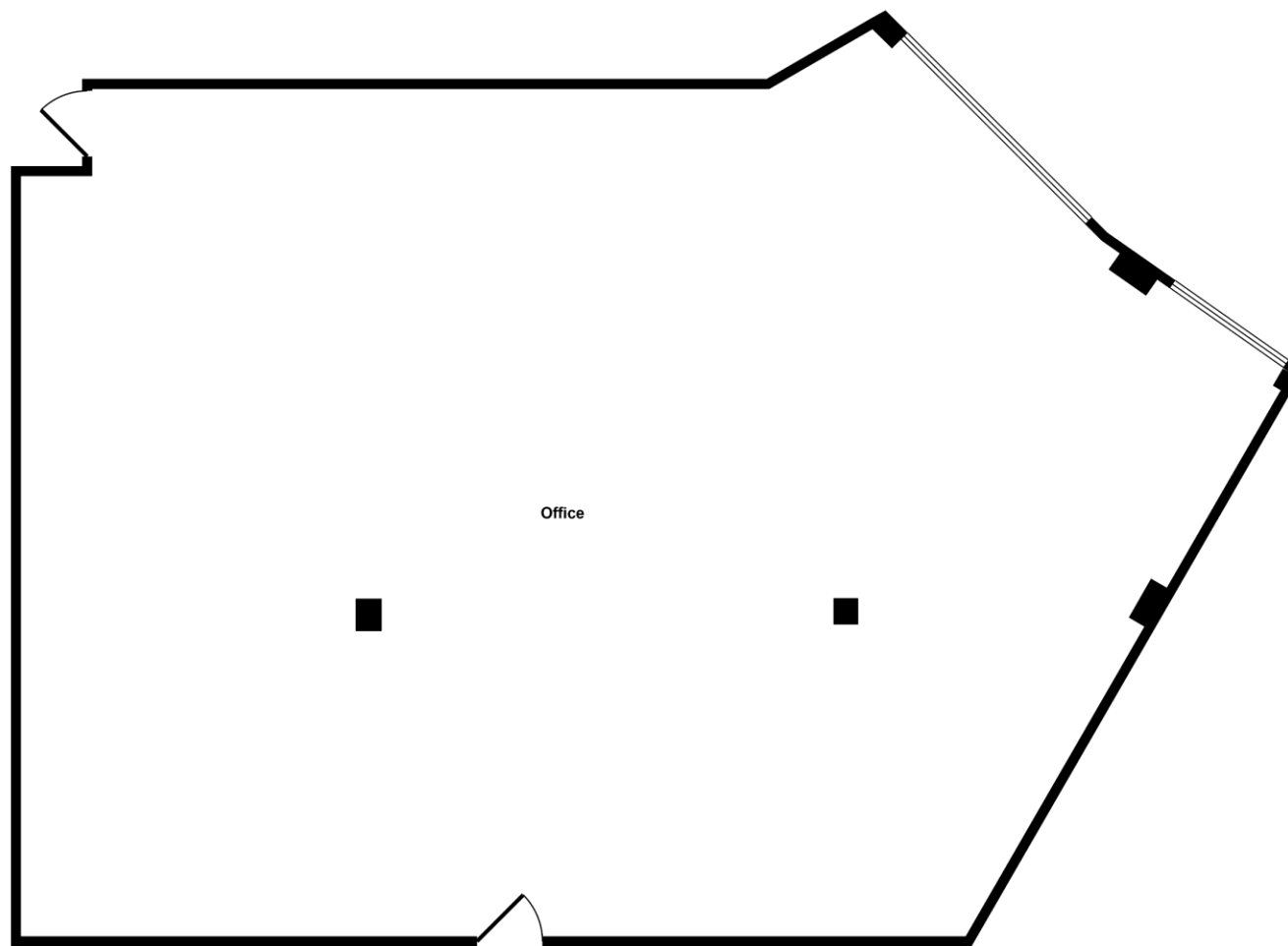
Strictly by appointment only through agents.



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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