



FOR SALE – HIGH YIELDING MULTI-LET INDUSTRIAL PROPERTY
Langton Business Centre, Aycliffe Industrial Estate,
Newton Aycliffe, DL5 6HT

Naylors 
Gavin Black
Commercial Property People

SUMMARY

- Industrial/Warehouse facility on prime industrial estate in North East England.
- Close to major road network.
- Functional industrial space let out at low rents to two tenants.
- Total GIA: 94,362 sq. ft.
- Reversionary income with demand outstripping supply in this location.
- Total passing income of £177,216 pa (£1.90 psf).
- Seeking offers over £1.8m exc VAT.
- Low capital value of £19.28 psf.

Location

Newton Aycliffe is a well located centre in the south of County Durham, adjacent to the A1(M) motorway.

The property is located on Aycliffe Business Park, less than 2 miles from Junction 59 of the A1(M) and therefore provides easy access to the major road network. Darlington is approximately 7 miles to the south and Newcastle upon Tyne 30 miles to the north.

The East Coast mainline runs near to the property with the nearest station being Darlington.

Aycliffe Business Park

Aycliffe Business Park is one of the premier commercial estates in the North East, extending to 400 hectares and home to over 500 companies, employing over 10,000 people.

Key occupiers include Husqvarna, Gestamp Tallent, Hitachi Rail and Lidl.

Description

Langton Business Centre occupies a prominent location fronting onto Durham Way, with access off Birtree Road, Fulbeck Road and Whitworth Avenue.

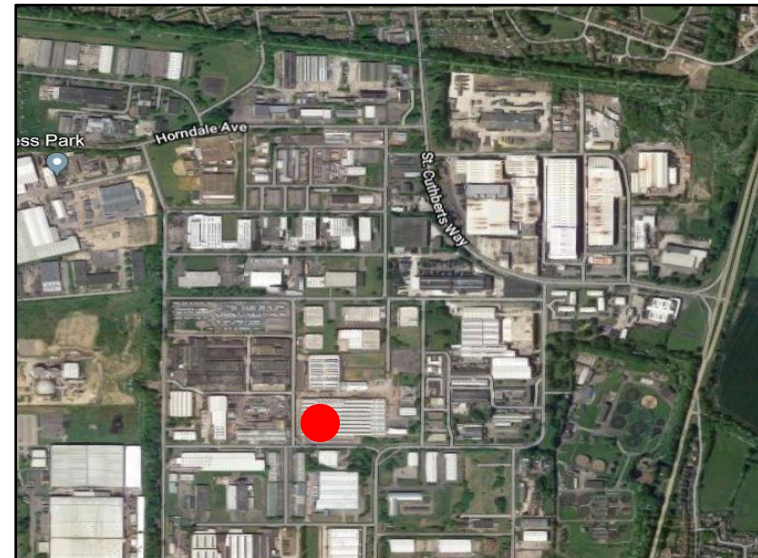
The building comprises of industrial/warehouse units with yard / loading areas.

Service Charge

There is a service charge communal costs at the property which is running at a low £0.10 psf.

EPCs

On application.



Unit	Tenant	GIA (Sq. ft)	Start Date	End Date	Agreement Type	Rent pa £	Rent psf £	Rent Review /Break	ERV	ERV £ psf
D432(6) (Front & Rear)	Nationwide Leisure Homes Ltd	15,119	01/07/2022	30/06/2027	IRI Lease	£45,000	£2.98	15/03/2026	£ 52,916.50	£ 3.50
D432 (3 & 4)	Stiller Warehousing and Distribution Ltd	52,135	15/03/2021	14/03/2022	Licence	£80,000	£1.53		£ 104,270.00	£ 2.00
D432(2)	Stiller Warehousing and Distribution Ltd	26,108	04/05/2020	03/05/2021	Tenancy at Will	£52,216	£2.00		£ 65,270.00	£ 2.50
Total		93,362				£177,216	£1.90		£ 222,456.50	

Proposal

Seeking offers in excess of £1.8m exc VAT (£19.28 psf).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Elected.

All figures quoted above are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

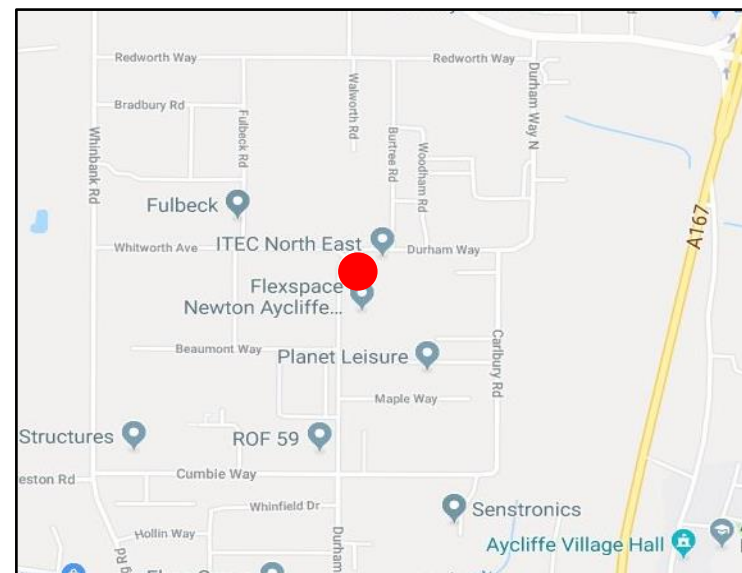
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

For further information please contact:

Chris Donabie / Fergus Laird
 Naylor's Gavin Black
 Tel: 07702528879 / 07768063109
 Email: chrisd@naylorsgavinblack.co.uk
flaird@naylorsgavinblack.co.uk

Or joint agent:
 Connect Property
 Tel: 01642 704931
 Email: jonathan@cpne.co.uk



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:
 (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
 (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
 (iv) Any reference to plant, machinery, equipment, services, fixtures, or fittings shall not imply that such items are fit for their purpose or in working order. **Nov 2024**

