



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.
- 9.27% NIY / Reversion of 11.6% at ERVs
- 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.

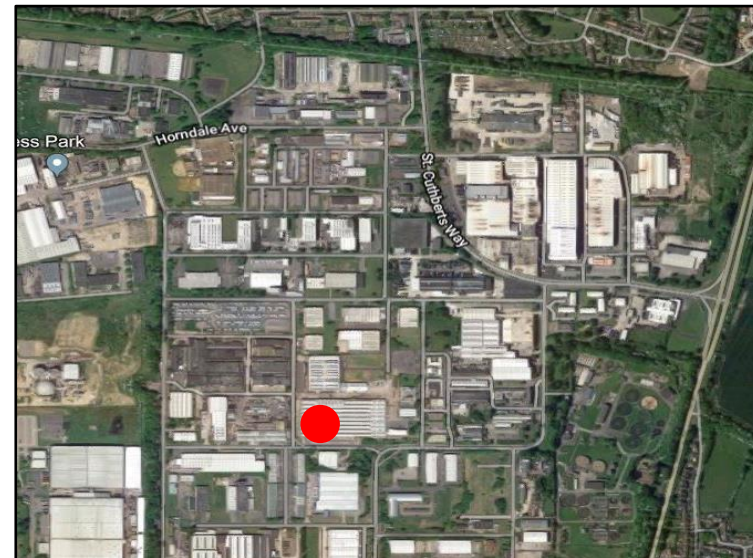
The building comprises of industrial/warehouse space yard / loading areas.

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 £ | 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 | |

Tenure

Long Leasehold (virtual freehold) at peppercorn rent

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.

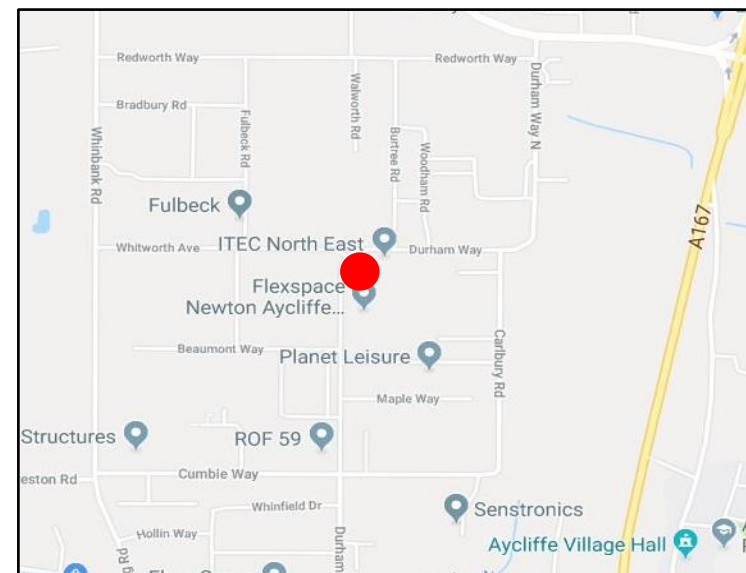
Anti-Money Laundering

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:

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