



**MAPLE WAY**  
 NEWTON AYCLIFFE, COUNTY DURHAM



Contact: Barry Nelson



A development by:



### PLANNING

Planning consent has been granted for B1, B2 & B8 uses including light / general industrial and warehousing.

### TERMS

The units are available to let by way of new full repairing and insuring leases on terms to be agreed. Rental on application to the joint agents.

### VAT

All rents and other charges will be subject to VAT at the standard rate.

### FURTHER INFORMATION

For details of economic assistance please contact: Sedgefield B.C. 01325 307 270 or Co. Durham Development Company 0191 383 2000.

**NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT  
 UNITS FROM 465 SQ M (5,000 SQ FT)  
 TO 1,858 SQ M (20,000 SQ FT)**

Contact: Steve Forbes



Contact: Allan Sandison



Maple Way has been supported by One NorthEast



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#### Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. July 2004.

**Maple Way** comprises a high quality industrial estate providing a total of 6,503 sq m (70,000 sq ft) in individual units ranging from 465 sq m (5,000 sq ft) to 1,858 sq m (20,000 sq ft).

# MAPLE WAY

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## LOCATION

**Maple Way** is the latest development at Aycliffe Industrial Park and occupies a strategic location off Durham Way South, approximately 3/4 mile from junction 59 of the A1 (M). Newton Aycliffe town centre is approximately one mile to the north and provides good local amenities. Aycliffe is home to Filtronic, 3M and Tetley.



Unit	Industrial ft <sup>2</sup>	Offices ft <sup>2</sup>	Total ft <sup>2</sup>	Parking
1	4,488	532	5,020	11
2	4,444	546	4,990	11
3	4,444	546	4,990	11
4	4,475	545	5,020	11
5	6,893	657	7,550	16
6	6,893	657	7,550	16
7	9,263	857	10,120	23
8	9,260	860	10,120	23
9	14,386	1,954	16,340	36

## SPECIFICATION

The scheme has been designed to a high standard and the specification includes the following:

- Single span steel portal frame
- Floor loading – 37.5 Kn/sq m
- Height to underside of haunch between 6.4 and 7.15 metres
- Electrically operated steel sectional overhead loading doors
- 10% fitted offices to each unit
- Secure fenced yards
- Generous external circulation and car parking areas
- On site CCTV security system
- Attractive landscaped environment

