

FOR SALE

Substantial manufacturing building and stores

Land and buildings at INEOS Aycliffe Business Park, Newton Aycliffe, Durham DL5 6AE



- Freehold manufacturing facility
- 135,000 sq ft on circa 11 acres.
- Located within INEOS Aycliffe Business Park
- Guide Price £4m

For Sale | Code 12493

brutonknowles.co.uk

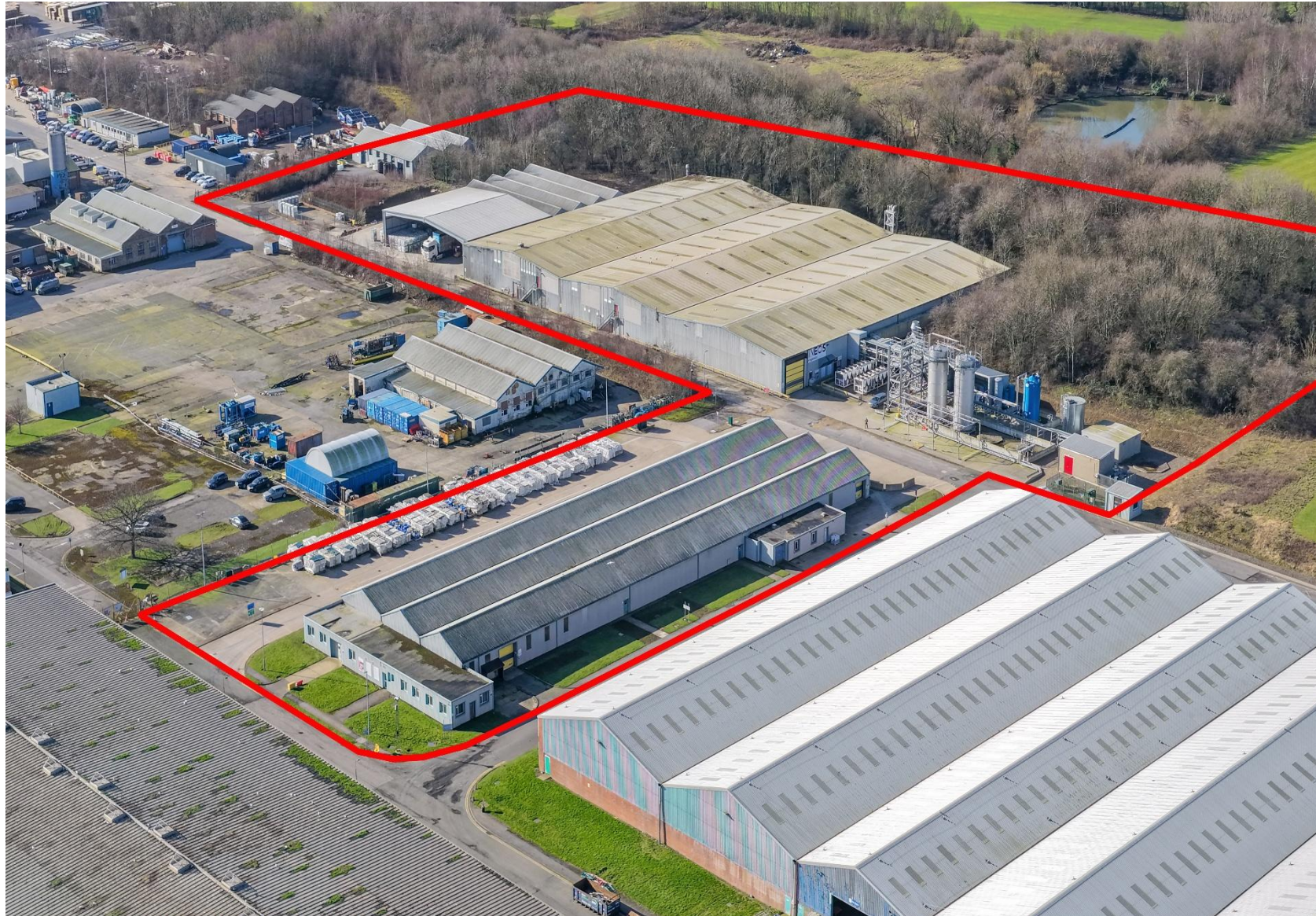
FOR SALE

Land and buildings at School Aycliffe Lane, Newton Aycliffe, Durham DL5 6AE



Location

The Property is in Newton Aycliffe, Co Durham, situated between Heighton Road to the south and Aycliffe School Road to the north, on the site of the former Royal Ordnance Factory, Aycliffe. Situated within INEOS Aycliffe Business Park, this is a well-established and thriving industrial location near the A1 (M), Middlesbrough, Darlington, Durham and Newcastle are within easy driving distance. The site benefits from excellent regional connectivity; A1(M) J59 is approximately 3 miles away, with the A167 around 2 miles providing links towards Darlington and Durham. Newton Aycliffe railway station is approximately 1.2 miles away, with Darlington mainline station approximately 5.5 miles away. Teesside International Airport is approximately 8.5 miles, with Newcastle International Airport approximately 31 miles away.



FOR SALE Large Industrial Site

Land and buildings at School Aycliffe Lane, Newton Aycliffe, Durham DL5 6AE



A rare opportunity to acquire a substantial Freehold site comprising approximately 135,000 Sq ft of premises on approx. 11 acres, offered with vacant possession and providing significant potential for redevelopment or alternative uses – subject to planning.

Description

The Property is located to the rear of INEOS Aycliffe Business Park, formerly owned by Hydro Polymers, which sold the site to INEOS Newton Aycliffe Limited in 2008. The other site occupiers are Inovyn Newton Aycliffe Limited (formerly known as Norsk Hydro Polymers Limited) and INEOS Enterprises Compounds Ltd, which jointly occupy roughly four-fifths of the site. The estate is contained within a high-security ring fence, with gated secure access from School Aycliffe Lane..

Access to the Property is via the manned, high-security entrance, leading onto a well-maintained Business Park with estate roads and an open layout, with plenty of green space between buildings, reflecting its origins as an MoD munitions factory and depot. All in all, it presents well and comprises a modern production facility incorporating production areas, laboratories, offices, stores, tank farms and all of the supporting infrastructure, such substations, pump rooms and interceptors.

The subject Property comprises a modernised manufacturing facility, three storage buildings, a covered loading bay, a tank farm, hardstanding areas and internal roads, occupying a total site area of approximately 11 acres.

Building H

Building H, the main manufacturing facility, is a purpose-built industrial building comprising three steel portal-framed

interconnection buildings providing a gross internal area of approximately 80,000 sq ft, with an eaves height of circa 10

metres. This building was substantially refurbished and modernised in 2002. Internally, the building is subdivided with non-structural partition walling to create a range of offices, a boardroom, laboratories, server room, staff canteen, changing rooms, stores and a tank room for handling wet and dry bulk goods, which can be filled directly from the external bulk tanks.

The building has LED lighting throughout, and a high-capacity medical-grade HVAC system was installed above the ceiling grid in the production hall.

External Tank Farm

Serving Building H is an external tank farm which houses bunded bulk tanks for receiving wet and dry goods, including high-viscosity fluids. The tanks can be filled directly from the delivery tankers and are connected to the internal tanks to enable direct transfer of products to the production facility.

An electricity substation is located adjacent to the external tank farm, supplied from the estate ring main and sub-metered.

Covered Loading Bay

Building H is linked to Building F by a canopy to create a covered loading area. The canopy is of steel portal-frame construction with a profile metal-clad roof, built in 2001. The canopy has an eaves height of circa 8 metres and provides a useful open-sided store and loading area.

Building F

Building F is an overclad 1940s red-brick MoD building under a pitched, metal-truss-framed roof. The building was refurbished in 2020, externally overclad with metal profile sheeting and fitted with two rapid roller doors. Internally, the building has exposed brick walls, painted non-slip floors and fluorescent strip lighting.

The building intercommunicates with Building H via an internal airlock.

Building D

Building D comprises three interconnecting ex-MoD buildings of brick construction, with approximately 4 metres to eaves. The roof is pitched with a central valley and perimeter gutters. The building was refurbished in the 1980s and overclad with steel profile cladding. The building was further improved in 2020, when four rapid roller doors and internal partitioning were installed, and the building was extended to create an air-conditioned office.

Building G

Building G comprises an ex-MoD 1940s brick building with metal trusswork and a wooden lath ceiling. Reclad in the 1980s with metal sheeting, it provides dry storage but has no electricity or water supply.

Accommodation (Approx. GIA)

BUILDING	USE	GIA Sq M	GIA Sq Ft
Building D	Stores	2,601	28,000
Building F	Stores	976	10,500
Building G	Stores	632	6,800
Building H	Manufacturing	7,432	80,000
Covered Loading Bay	Covered loading area	976	10,500
Total		12,617	135,000

*These are indicative floor areas

Business Rates

Parties are advised to check rates payable with the local council.

Service Charge

There is an obligation on the owner of the Property to contribute towards a fair and proper proportion of the Estate

FOR SALE **Large Industrial Site**

Land and buildings at School Aycliffe Lane, Newton Aycliffe, Durham DL5 6AE



service charges for the provision of security at the estate entrance and the maintenance of the estate roads and landscaping.

There is also an Agreement for the Supply of Services with the estate owner for the provision and maintenance of HV/LV systems, WAN connectivity and other additional services.

The estimated annual service charge and charges for the Supply of Services are £108,663 per annum.

Use Class/Planning*

We believe the premises will fall within the current Use Classes E1, B2 and B8 of the Town and Country Planning (Use Classes) Order. We have been unable to clarify this with the local authority.

We note that the title documents contain a positive covenant preventing the owner of the Property from using or permitting the Property to be used for any purpose other than manufacturing, storage or distribution, or employment use.

Services

We understand that the subject Property is connected to the estate service media, but we have not carried out any tests in this regard:

- Electricity
- Drainage
- Water

The services are provided by INEOS Compounds Aycliffe Limited via the existing estate mains. The terms and costs of the services are set out in the Agreement for the Supply of Services.

Tenure & Occupation

The Property is held freehold under title number DU387247 and is sold with vacant possession.

Guide Price

£4,000,000 ex VAT.

The purchaser will have a Right to install their own water and electricity supply

VAT

VAT applicable on all costs unless stated otherwise

Legal

Each party is to incur their own legal fees.

Energy Performance Certificate

Awaited.

Viewing

Viewing is by appointment only with the sole selling agents, Bruton Knowles. Contact details on page 5.

Information Pack

An Information Pack containing a copy of the title information, building information, certification and reports is available upon request. Please view before arranging an inspection.

Subject to Contract – August 2026



FOR SALE **Large Industrial Site**

Land and buildings at School Aycliffe Lane, Newton Aycliffe, Durham DL5 6AE

Contact:

Phoebe Harmer BSc (Hons) MRICS

T: 07516 507939

E: phoebe.harmer@brutonknowles.co.uk

Dorian Wragg FRICS FNARA RPR FRGS

T: 07738 103935

E: dorian.wragg@brutonknowles.co.uk

Newcastle office:

15a Cobalt Business Park, Quicksilver
Way, Newcastle Upon Tyne, Tyne and
Wear, NE27 0QQ

T: 01452 880000



FOR SALE

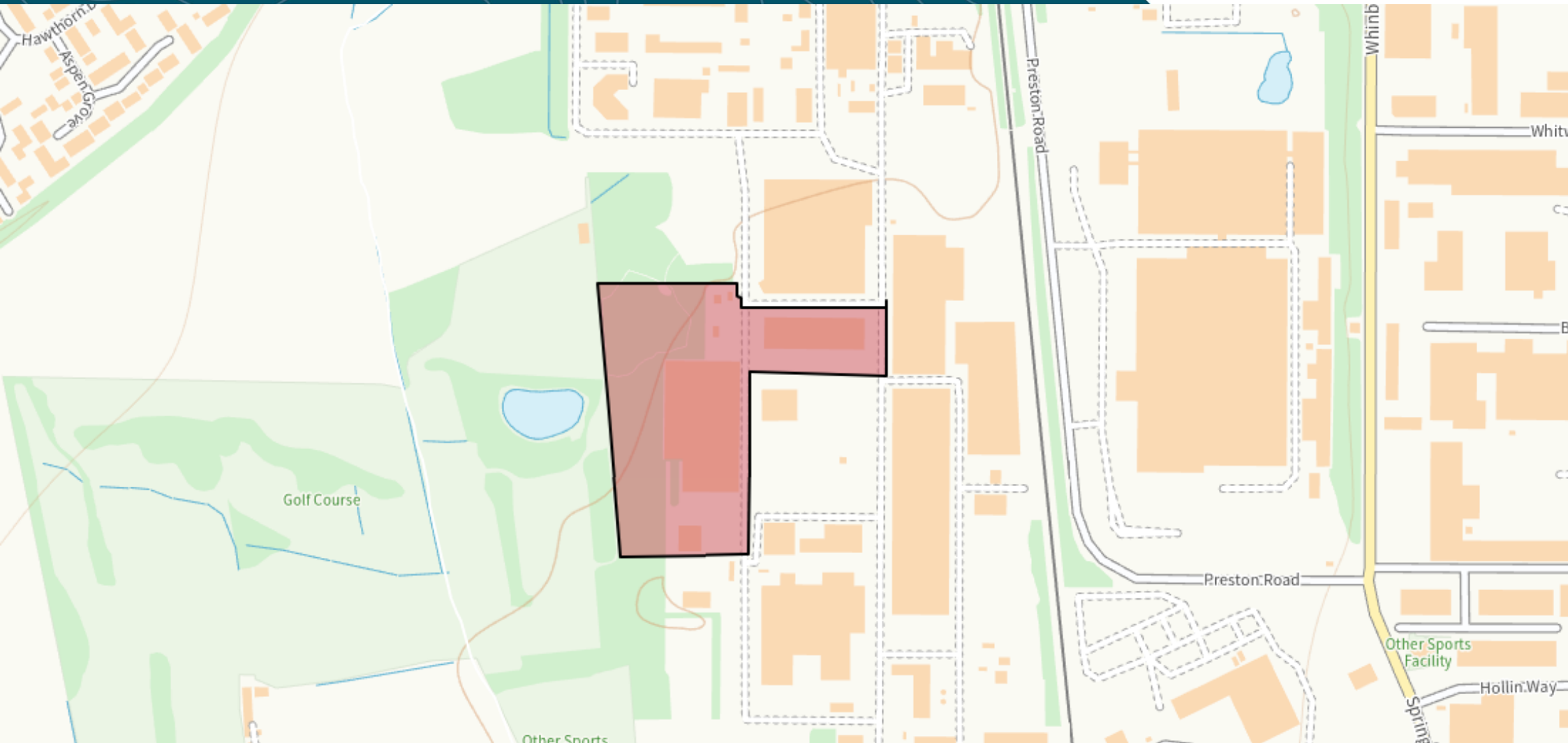


what3words magma.smart.acquaint

Land and buildings at School Aycliffe Lane, Newton Aycliffe, Durham DL5 6AE



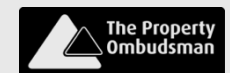
BRUTON KNOWLES



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



For Sale | Code 12493

brutonknowles.co.uk