



Parsons Court

Newton Aycliffe | Junction 59 A1(M)



For Sale/To Let Brand New Offices
1,035 - 6,100 sq ft (96.1 - 566.7 sq m)



www.gladman.co.uk/parsons

Welcome to Parsons Court

Parsons Court is an attractive development of high-specification offices located on the popular and easily-accessible Aycliffe Business Park, just one mile from the A1(M).

The self-contained detached and semi-detached office buildings have been designed to meet the needs of the modern occupier, and are available to lease or purchase.

The development includes offices from 1,035 to 6,100 sq ft (96.1 to 566.71 sq m).

All the buildings are arranged in Gladman's acclaimed courtyard design, providing a practical and attractive working environment with the benefit of on-site car parking.

Gladman Developments

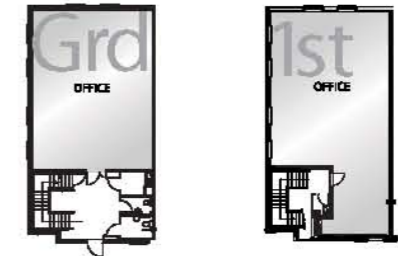
Gladman Developments have an excellent track record in the commercial sector, having created over 60 of their business and industrial park concepts across the UK. Many blue-chip companies and government agencies have chosen to occupy Gladman offices, attracted by their flexibility, quality and cost-effectiveness.

Gladman occupiers include local authorities and NHS trusts, the British Red Cross, Lidl UK GmbH and National Grid.



G1K (Single floor of a G2K)

FLOOR	SQ FT	SQ M
First	1,234	114.56
Ground	1,035	96.15



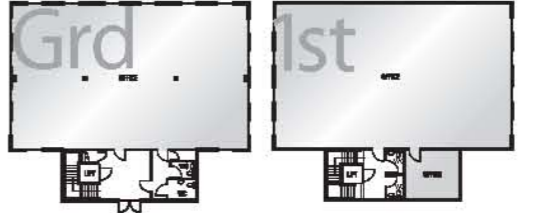
G2K (Half of a semi-detached pair)

FLOOR	SQ FT	SQ M
First	1,215	112.88
Ground	1,035	96.15
TOTAL	2,250	209.03



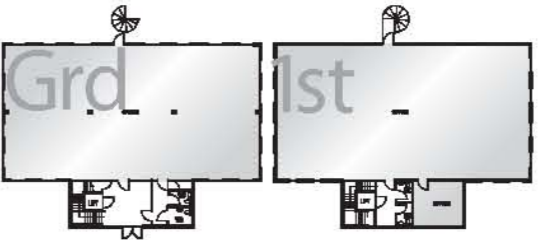
G5K

FLOOR	SQ FT	SQ M
First	2,695	250.37
Ground	2,555	237.37
TOTAL	5,250	487.74



G6K

FLOOR	SQ FT	SQ M
First	3,119	289.76
Ground	2,981	276.95
TOTAL	6,100	566.71



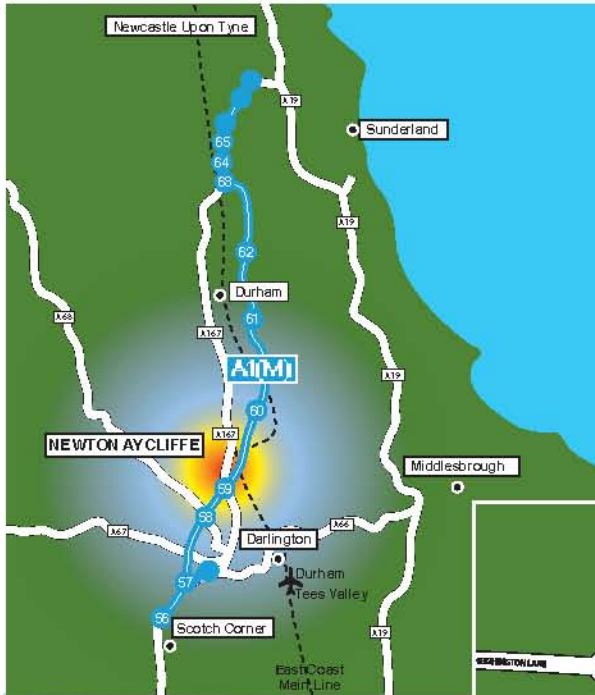
Specification

- Suspended ceilings
- Recessed light fittings
- Raised access floors
- Air conditioning
- Double glazing
- Lifts to G5K and G6K (Can be fitted retrospectively to G2k at extra cost)
- Designated car parking
- High quality finishes
- Attractive landscaped environment
- Flexibility for open plan or cellular fit out
- Tea point (G1k and G2k only)
- Predicted Energy Performance Rating - B



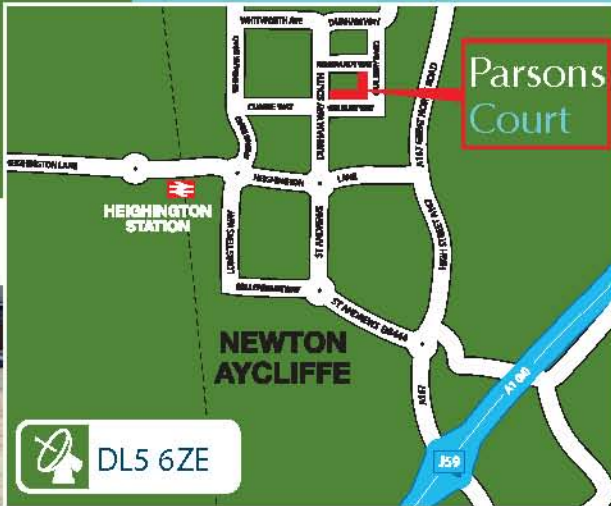
Accommodation

BUILDING	BUILDING TYPE	FLOOR AREA SQ FT	SQ M
UNIT 1	G2K	2,250	209.03
UNIT 2	G2K	2,250	209.03
UNIT 3	G2K	2,250	209.03
UNIT 4	G2K	2,250	209.03
UNIT 5	G5K	5,250	487.74
UNIT 6	G2K	2,250	209.03
UNIT 7	G2K	2,250	209.03
UNIT 8	G2K	2,250	209.03
UNIT 9	G2K	2,250	209.03
UNIT 10	G2K	2,250	209.03
UNIT 11a	G1K	1,035	96.1
UNIT 11b	G1K	1,234	114.6
UNIT 12	G2K	2,250	209.03
UNIT 14	G2K	2,250	209.03
UNIT 15	G2K	2,250	209.03
UNIT 16	G2K	2,250	209.03
UNIT 17	G2K	2,250	209.03
UNIT 18	G2K	2,250	209.03
UNIT 19	G2K	2,250	209.03
UNIT 20	G2K	2,250	209.03
UNIT 21	G2K	2,250	209.03
UNIT 22	G2K	2,250	209.03
UNIT 23	G5K	5,250	487.74
UNIT 24	G2K	2,250	209.03
UNIT 25	G2K	2,250	209.03
UNIT 26	G6K	6,100	566.71
UNIT 27	G6K	6,100	566.71



LOCATION

Parsons Court is situated on Welbury Way within Aycliffe Industrial Park. It is approximately 1 mile from Junction 59 of the A1(M) via the B6444 (Durham Way) and 1.5 miles from Newton Aycliffe town centre. Darlington is approximately 5 miles to the south east, with Durham City 12 miles to the north.



TERMS

The units are available on either a freehold or leasehold basis.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

Any figures are quoted exclusive of, but will be liable to, VAT.

VIEWING

For information or to arrange a viewing, contact Gladman or the joint agents.

 www.gladman.co.uk/parsons

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A DEVELOPMENT BY:



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ALL ENQUIRIES:

