

# FLEXSPACE NEWTON AYCLIFFE

## Durham Way

**FLEX  
SPACE**  
BUSINESS UNITS  
ON FLEXIBLE TERMS

SAT NAV: DL5 6ZF



### Workshop, Office, Self Storage & Studio



Workshop



Offices



Self Storage



Studio

Flexspace is one of the UK's leading providers of workshops, offices, warehouses and self storage units for small businesses.

Make Flexspace your first port of call to rent adaptable, convenient business units on flexible terms.

### Facilities



Powered Shutters



Furnished



Visitor Parking



Shower



Security



Plug and Play



Bike Parking

Durham Way  
Newton Aycliffe  
DL5 6ZF

FLEXIBLE  
ADAPTABLE • CONVENIENT

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## Overview

Flexspace Newton Aycliffe Durham Way is a modern business centre providing a range of furnished offices, workshops and studios and storage units that are available on flexible terms.

The centre is fully telecoms & IT enabled and provides free car parking, a cycle rack, CCTV security and shower facilities.

The offices range from 300 to 1,000 ft<sup>2</sup> (28 to 93 m<sup>2</sup>) and each has its own services including lighting, heating and carpets.

The workshops range from 925 to 2,000 ft<sup>2</sup> (86 to 185 m<sup>2</sup>) and benefit from powered roller shutter doors and personnel access doors, 3-phase electricity, lighting and WC facilities.

Self-storage units range from 25 to 100 ft<sup>2</sup> (2 to 9 m<sup>2</sup>).

For local amenities, there is a handful of eateries and cafes within Aycliffe Industrial Estate itself. For wider inspiration, Newton Aycliffe town centre is about a mile and a half away. Here, you'll find a good selection of shops, supermarkets, restaurants, takeaway outlets, cafes and bars.

### BY RAIL

Heighington station is approximately 1 mile away.  
Darlington station is approximately 7 miles away.

### BY AIR

Durham Tees Valley Airport is approximately 8 miles away.  
Newcastle Airport is approximately 30 miles away.



For further enquiries please contact:

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