PRIMEPoint

DURHAM

CARLBURY ROAD | NEWTON AYCLIFFE | DL5 8BH

COMING SOON - COMPLETION Q4 2026



2 NEW INDUSTRIAL/WAREHOUSE UNITS.
35,811 sq.ft (3327 sq.m) & **39,829 sq.ft** (3700 sq.m)

TO LET (MAY SELL)

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Unit A

- Steel Portal Frame Construction
- 2 Dock Levellers
- 2 Level Access Doors
- Eaves height 11m on office elevation
  12m on warehouse loading elevation
- Yard Depth up to 40m
- 500 KVA Power Supply
- Floor Loading 50kN/m2
- EPC A Rating -Targeted

Schedule of accommodation

	Sq ft	Sq m
Warehouse	30,935	2,874
Ground Floor Office	2,438	226
First Floor Office	2,438	226
Total	**35,811**	**3,327**



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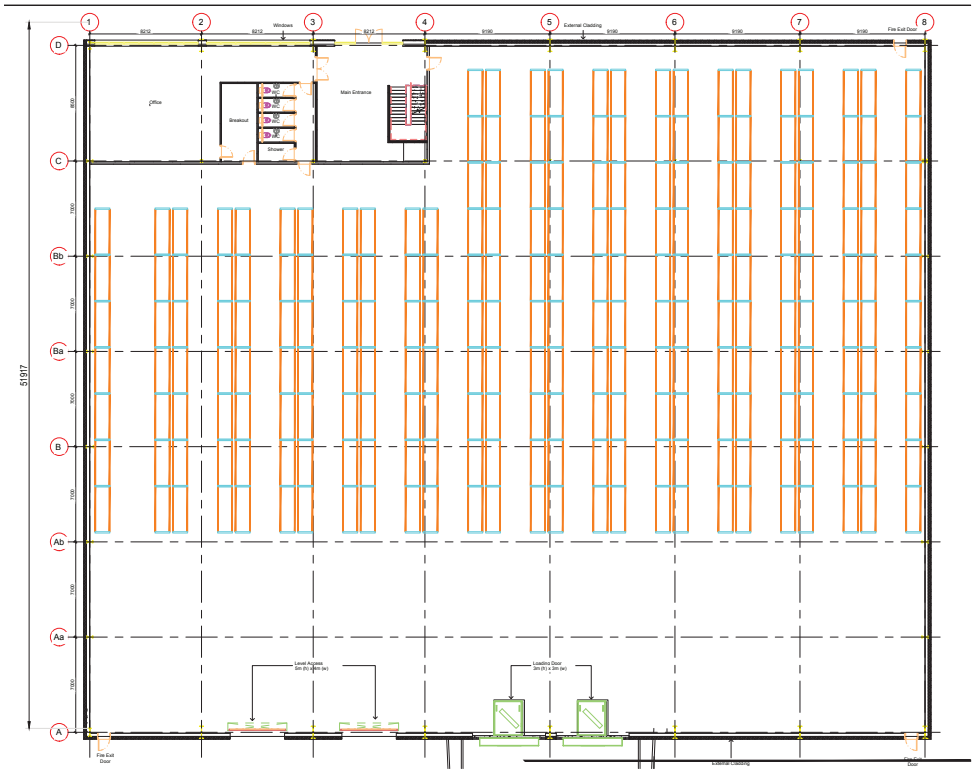
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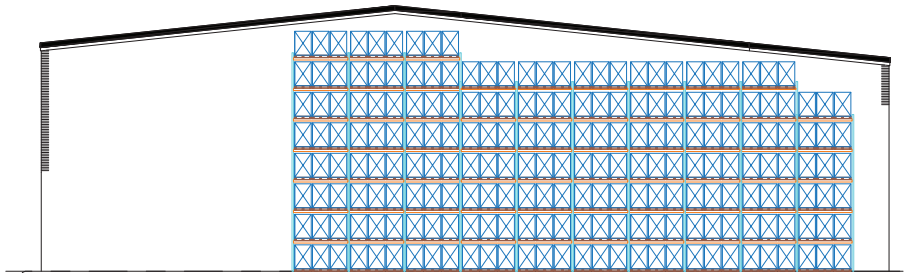
Unit A Indicative Racking Plan

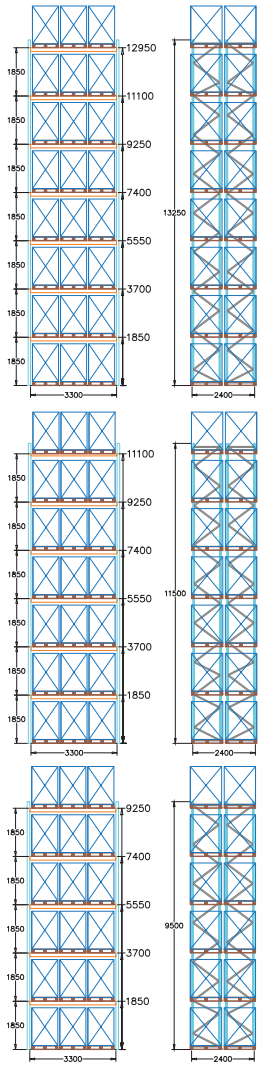
Pallet Detail

1000mm Wide
1200mm Deep
1600mm High

CAPACITY
4956







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Unit B

- Steel Portal Frame Construction
- 2 Dock Levellers
- 2 Level Access Doors
- Eaves height 12m
- Yard Depth up to 40m
- 500 KVA Power Supply
- Floor Loading 50kN/m2
- EPC A Rating -Targeted

Schedule of accommodation

	Sq ft	Sq m
Warehouse	36,255	3,368
Ground Floor Office	1,787	166
First Floor Office	1,787	166
Total	**39,829**	**3,700**



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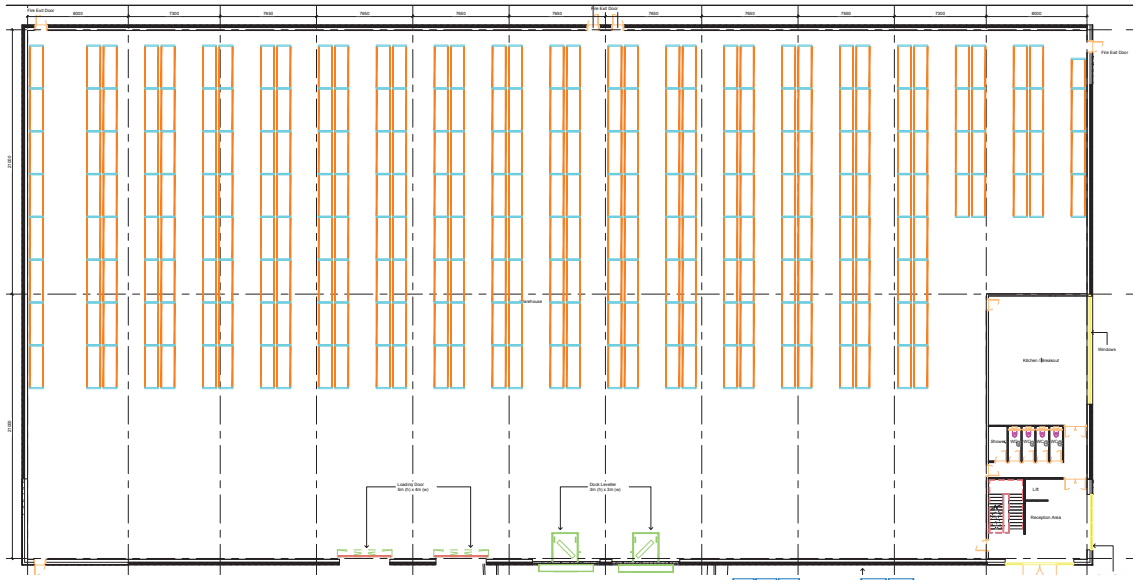
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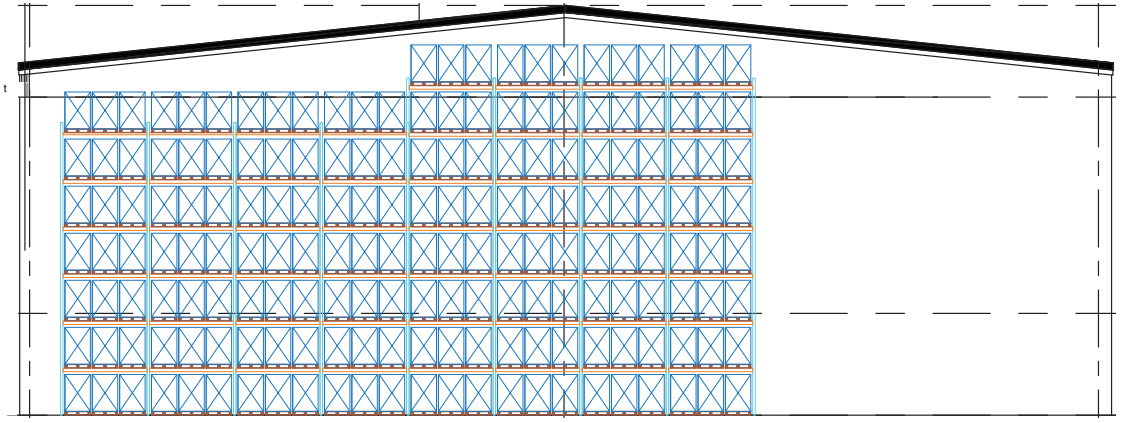
Unit B Indicative Racking Plan

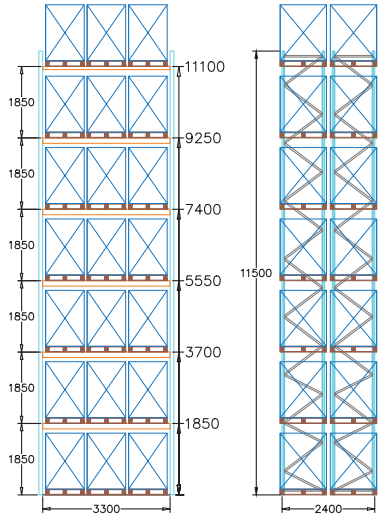
Pallet Detail

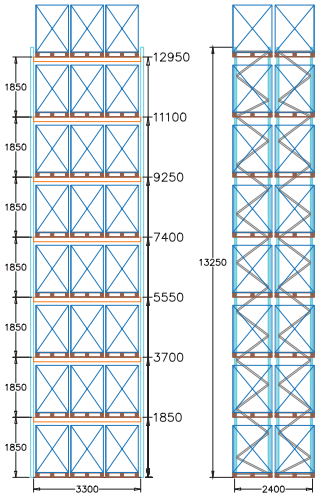
1000mm Wide
1200mm Deep
1600mm High

CAPACITY
5993









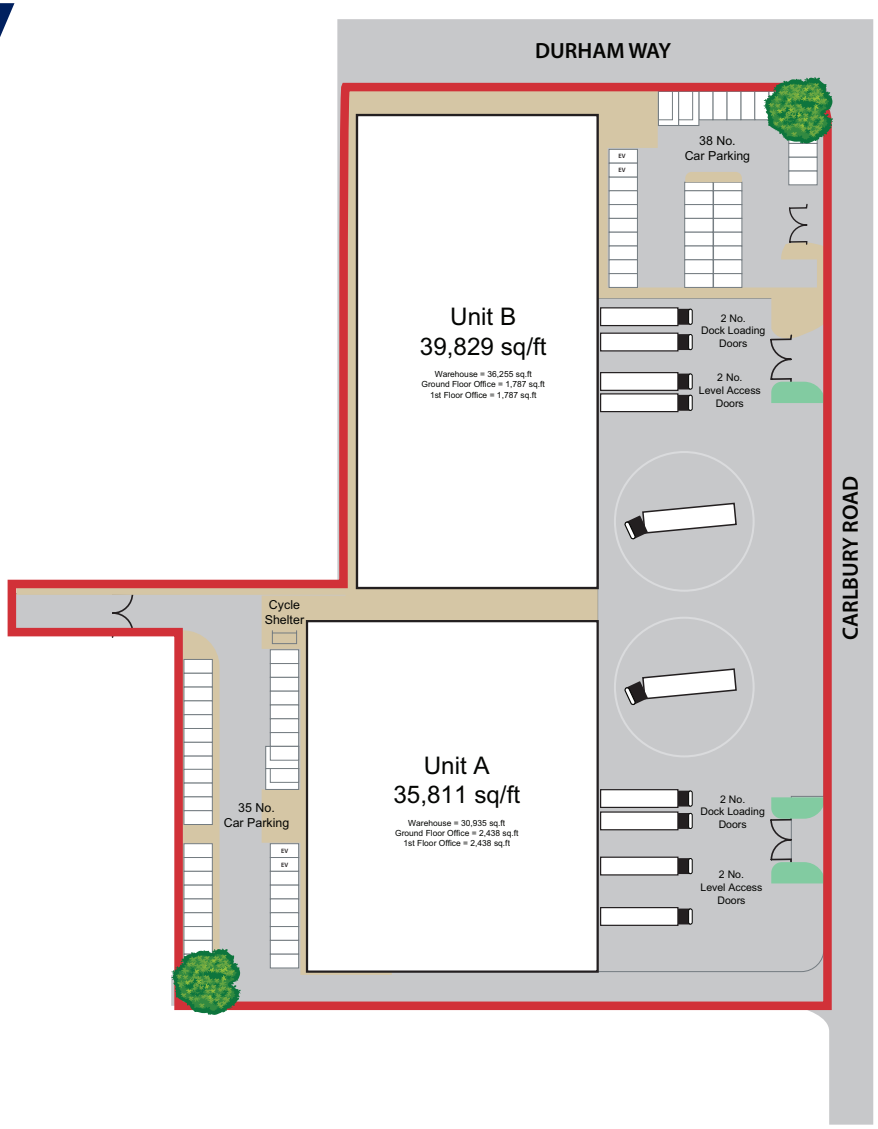
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Proposed Site Plan



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Location





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