



GREENCROFT INDUSTRIAL PARK, UNIT 2 WILLOW WAY INDUSTRIAL ESTATE, STANLEY, COUNTY DURHAM, DH9 7XP

- **Brand new industrial development**
- **Rents from only £117 per week**
- **Option for multi-unit letting**
- **Allocated parking**
- **CCTV**

To Let

LOCATION

Willow way Industrial Estate is situated on Greencroft Industrial Park in Stanley, County Durham. Business' currently training in the area include Crazy Kingdom, Devine Chemicals, Allflex Livestock Intelligence and Greencroft Doggy day care.

Stanley is located 10 miles south of Newcastle upon Tyne and 9 miles north of Durham city centre. The population of Stanley is 19,427 (Census 2021) and the high street is located 3 miles east of the development.

The A68 which links Scotland to Darlington is situated only 6 miles east of the estate and the A1 (M) is 8.5 miles.

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www.youngsrps.com

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

Willow Way Industrial Estate is a brand-new development comprising of 14 industrial units ranging in size from 540 sq ft to 2,220 sq ft. Construction is due to be completed spring 2024.

The units are of steel frame construction with cladding and brickwork to the external elevation, concrete floor, high bay LED lighting, W.C facilities and flood lighting to the front.

Access to the units is via pedestrian doors to the front, vehicle access is via an electric roller shutter. Allocated parking is to the front of each unit.

The site will benefit from CCTV.

No motor trade uses will be permitted.

ACCOMMODATION

Please see the schedule of accommodation for further details. It is possible to combine adjacent units to create larger units if required.

LEASE TERMS

Each unit is available on flexible lease terms to be agreed upon, on an effectively full repairing and insuring basis.

RENT

Please see the schedule of accommodation. VAT is payable on the rent.



SITE PLAN

RATEABLE VALUE

The properties will be assessed for business rates following the completion.

It is envisaged occupiers may benefit from small business rates relief.

SERVICE CHARGE

A service charge will be payable to enable the landlord to recover from the tenant a fair proportion of the costs of maintaining and managing the buildings and common areas. A proportion of the building insurance premium is recovered separately from the service charge.

LEGAL COSTS

Each party to bear their own legal costs in connection with the preparation and execution of the lease.

VIEWING

Strictly by appointment through with sole agents YoungsRPS, contact 0191 261 0300 or:

Stephanie Dixon:
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LOCAL AUTHORITY

Durham County Council; County Hall; Durham; County Durham; United Kingdom; DH1 5UQ (03000 267 979).

ENERGY PERFORMANCE CERTIFICATE

The properties will be assessed for energy performance upon completion.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website,

www.commercialleasecodeew.co.uk

Willow Way Industrial Estate, Greencroft – Schedule of Accommodation

Unit no:	Size (Sq ft)	Rent (per annum)	Available
Willow House	2,850		Let
Unit 1	570	£6,242	Under Offer
Unit 2	540	£6,075	Available
Unit 3	540	£6,075	Available
Unit 4	570	£6,242	Under Offer
Unit 5	900	£8,550	Under Offer
Unit 6	900	£8,550	Under Offer
Unit 7	900	£8,550	Under Offer
Unit 8	665	£6,816	Available
Unit 9	665	£6,816	Available
Unit 10	665	£6,816	Available
Unit 11	665	£6,816	Available
Unit 12	665	£6,816	Available
Unit 13	665	£6,816	Available

All figures quoted above are exclusive of VAT where chargeable.

Willow Way Industrial Estate is registered for VAT; therefore, VAT is payable on rent and service charge.

Floor areas have been calculated from the developers' drawings. Floor areas are to be calculated on completion of construction.

Images are developers' impression of completed development.

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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