



UNIT 4 WILLOW WAY INDUSTRIAL ESTATE, GREENCROFT INDUSTRIAL PARK, STANLEY, COUNTY DURHAM, DH9 7XP

- **Brand new industrial development**
- **Option for multi-unit letting**
- **Allocated parking**
- **CCTV**
- **Rent only £6,242 per annum**

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 away.

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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 now completed.

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 benefits from CCTV.

No motor trade uses will be permitted.

ACCOMMODATION

Measurements have been provided by our client representing the following net internal floor areas:

52.95 sq m (570 sq ft)

LEASE TERMS

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

RENT

The property is available to let at a rent of £6,242 per annum. VAT is payable on the rent.



Interior

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:
Stephanie.dixon@youngsrps.com
07936 359 506

Cameron English:
Cameron.english@youngsrps.com
07566 766 781



Interior

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The properties are being assessed for energy performance following completion. The EPC and recommendation report will be available on request.

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

Particulars prepared June 2024



Adjoining units



Location plan

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

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