

**To Let**



## **Unit 9 Greencroft Industrial Park**

Annfield Plain, County Durham, DH9 7YB

 **naylors**

# To Let

## Industrial Unit with Office Accommodation

9,855 Sq Ft (915.55 Sq M)

- Detached industrial unit
- Office & amenity space
- Loading & parking
- Available now



### Location

Greencroft Industrial Park in Stanley, County Durham is a small, but modern industrial park. The units range in size from 3,500 – 25,000 sqft (325 – 2,322 sq m).

The industrial park is 10 miles south of Newcastle upon Tyne and 9 miles north of Durham, so is a short distance from major cities and towns. The A15 is 10 miles to the east and can be easily accessed by way of the A691 and A693.

### Specification

The unit is a detached warehouse of steel portal frame construction with block work and clad elevations. The roof is of a profile sheet design with circa 10% skylights. The warehouse accommodation benefits from concrete flooring, LED lighting, gas blow heaters and a manual roller shutter door measuring 3.8m x 4.9m. Minimum eaves height to the haunch is 4.72m extending to 6.9m at the apex. A mezzanine storage level above the office block is accessed by stairs from the warehouse.

The unit also contains ground floor office accommodation with double glazed windows, gas central heating, carpeted flooring and suspended ceilings incorporating fluorescent tube lighting. A kitchenette facility and male, female and disabled WC facilities are also provided. Externally, the unit has a generous parking and loading area.

### Accommodation

|              |                          |
|--------------|--------------------------|
| Ground Floor | 8017 sq ft (744.82 sq m) |
| Mezzanine    | 1838 sq ft (170.74 sq m) |
| Total        | 9855 sq ft (915.55 sq m) |

### Services

The unit is provided with mains supplies of services including three phase electricity supply.

### Terms

The unit is available on a new FRI lease for a term of years to be agreed.

### Rent

£56,900 per annum exclusive.

### EPC

The unit has an EPC rating of E (106).

### Rateable Value

£40,000 – Factory & Premises (April 2026).

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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