



## INDUSTRIAL UNIT TO LET BY ASSIGNMENT OF LEASE

**Unit 8, 9 & 10 Willow Way Industrial Estate, Greencroft Industrial Park, Stanley, County Durham, DH9 7XP**

Brand new industrial development | Allocated parking | Rent £18,000 plus VAT per annum | CCTV

### LOCATION

Willow Way Industrial Estate is situated on Greencroft Industrial Park in Stanley, County Durham. Business' currently trading on the estate include Regen, Sid Varley Groundworks, Mutts Menu, Aquarod, Regan Bell Flooring 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.

## **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:

185.34 sq m (1995 sq ft)

## **LEASE TERMS**

The property is available to let by way of the assignment of a full repairing and insuring lease dated 3 September 2024 for a contractual term of 5 years from and including 3 September 2024 to 2 September 2029. There is an option to break the lease at 30 months from the commencement of the contractual term.

The Landlord may be open to agreeing terms for a new lease with a prospective new tenant.

## **RENT**

The property is available to let at a rent of £18,000 per annum. The property is registered for VAT and therefore VAT is payable on the rent.

## **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.

## **BUSINESS RATES**

The units are awaiting assessment for business rates purposes.

## **VIEWING**

Strictly by appointment by sole agents youngsRPS.

Contact Stephanie Dixon Tel: 0191 2610300 or e-mail: [stephanie.dixon@youngsrps.com](mailto:stephanie.dixon@youngsrps.com)

## **LEGAL COSTS**

Each party is to bear their own legal costs in connection with the assignment of the lease.

*All figures quoted above are exclusive of VAT where chargeable.*

## LOCAL AUTHORITY

Durham County Council, County Hall, Durham, DH1 5UQ.

Tel: 03000 267979.

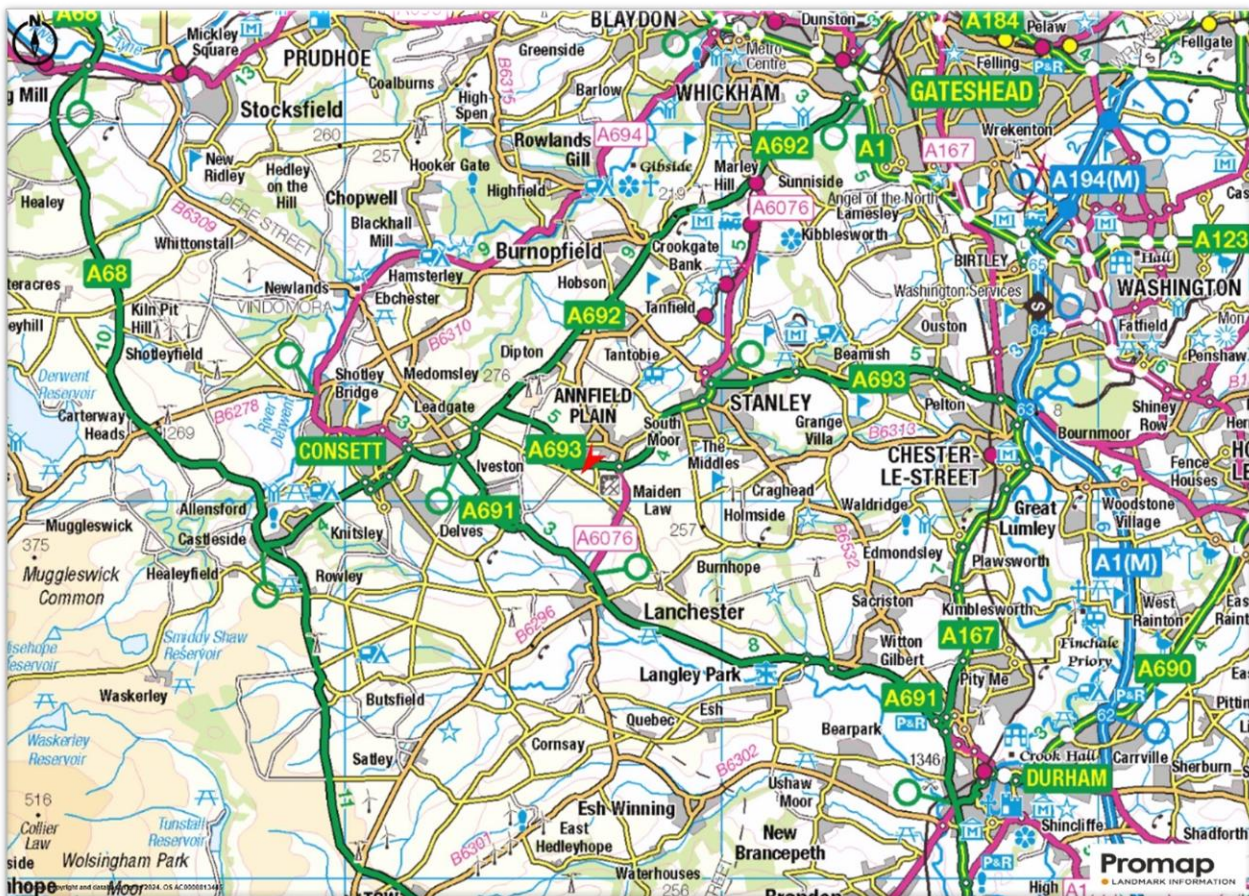
## ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed for its EPC rating.

A copy of the Energy Performance Certificate 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](http://www.commercialleasecodeew.co.uk)





### Particulars amended August 2025

youngsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

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