

*For identification purposes only*



**TO LET**

## Industrial / Warehouse Unit

Unit 5, Greenhills Business Park, Spennymoor, DL16 6JB  
Approximately 2,526 sq m (27,196 sq ft)

CONNECT NORTH EAST  
PROPERTY  
01642 602001





## DESCRIPTION

The property incorporates the following specification:

- Located on a 27 Acre Secure Site
- Approximately 6 M Eaves
- Electronically Operated CCTV
- WC's
- 2 x Roller Shutter Doors
- Lighting
- Sprinklers



## LOCATION

Greenhills Business Centre is located on Green Lane Industrial Estate, Spennymoor, with easy access from the A177 approximately 3 miles from Junction 61 of the A1(M).

Durham is located approximately 6 miles to the North and Darlington is located approximately 15 miles to the south.

Green Lane Industrial Estate is a popular and established location with a number of local and national occupiers, located approximately 3 miles from junction 61 of the A1(M) via the A177 and in close proximity to Amazon.

## ACCOMMODATION

The unit have the following approximate gross internal floor areas:

Unit 5 2,526 sq m (27,196 sq ft)

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

Further information is available upon application.

## TERMS

The property is available To Let by way of a new full repairing and insuring lease at a rent of £95,186 per annum exclusive.

## SERVICE CHARGE

£11,212 per annum plus vat.

## RATING ASSESSMENT

We understand through verbal enquiries with the Local Rating Authority that the building has a rateable value of £60,500.

Interested parties are advised to contact the Local Rating Authority to obtain the precise rates payable.

## BUILDINGS INSURANCE

Approximately £3,876.97 per annum plus vat.

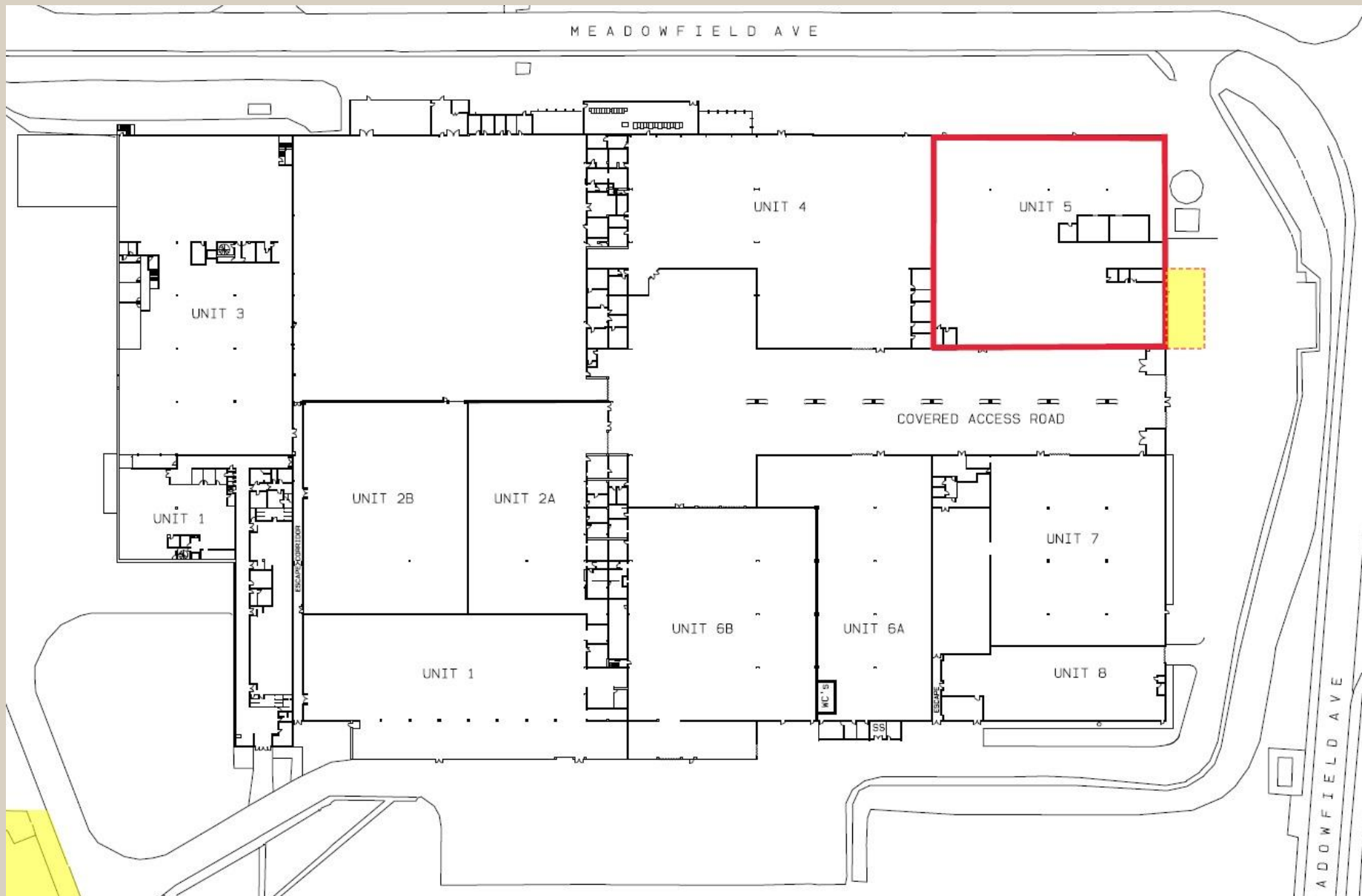
## VIEWING

Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)





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