

# TO LET

SW

Sanderson  
Weatherall



## MODERN INDUSTRIAL UNIT

Unit 11A Greencroft Industrial Park, Annfield Plain, Stanley DH9 7YB





## Key Points

- **Modern Industrial Unit**
- **Loading Facilities**
- **On Site Parking**
- **Excellent Location just off the A693**
- **3,500 sq ft (325.16 sq m)**

## Location

Greencroft Industrial Park is located in Stanley, County Durham and is conveniently accessed off the A693 which is the major road network connecting the A1(M) in the east and the major town of Consett in the west. The estate is situated 10 miles south of Newcastle upon Tyne and 9 miles north of Durham.

Greencroft Industrial Park incorporates 7 modern industrial units of modern specification ranging in size from 3,500-7,700 sq ft. The wider estate is also home to many local and national operators including the likes of Greencroft Bottling Company, Graphic International, Chemtech, Corespec Ltd, Tosoh and Devine Chemicals.

## Description

Unit 11A comprises a modern industrial unit of steel portal frame construction with brick elevations incorporating panels of ceilings-to-floor tinted glass benefitting from a high roller shutter door, allocated parking and adequate yard space for deliveries/drop offs.

Internally the unit benefits from integrated offices (which are currently being used as a retail showroom) and are of a good standard comprising carpeted floors and suspended ceilings with LED light fittings. The unit also benefits from kitchen facilities and male and female WC's. The industrial element of the property includes solid concrete floors, gas blown heater and mezzanine storage. The property has the benefit of three phase electricity supply.

### Accommodation and Rent

Description	sq m	sq ft	Rent (per annum)
Unit 11A	325.17	3,500	£30,135

### Lease Terms

The property is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to contract.

### Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band D (94). A full copy of the EPC is available upon request.

### Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £17,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Durham County Council).

### Services

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

### 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 purchaser

### VAT

All rents quoted are deemed exclusive of VAT where chargeable.

### Legal Costs

Each party to bear their own legal costs.





ergo

Bow Wow

Frozy's



Waggo  
Nylabone  
Waggo  
Nylabone

Various pet supplies including bags of dog food and boxes of toys.



## Further Information

Strictly by prior appointment with the agents:

James Fletcher  
07894 411 871  
james.fletcher@sw.co.uk

or

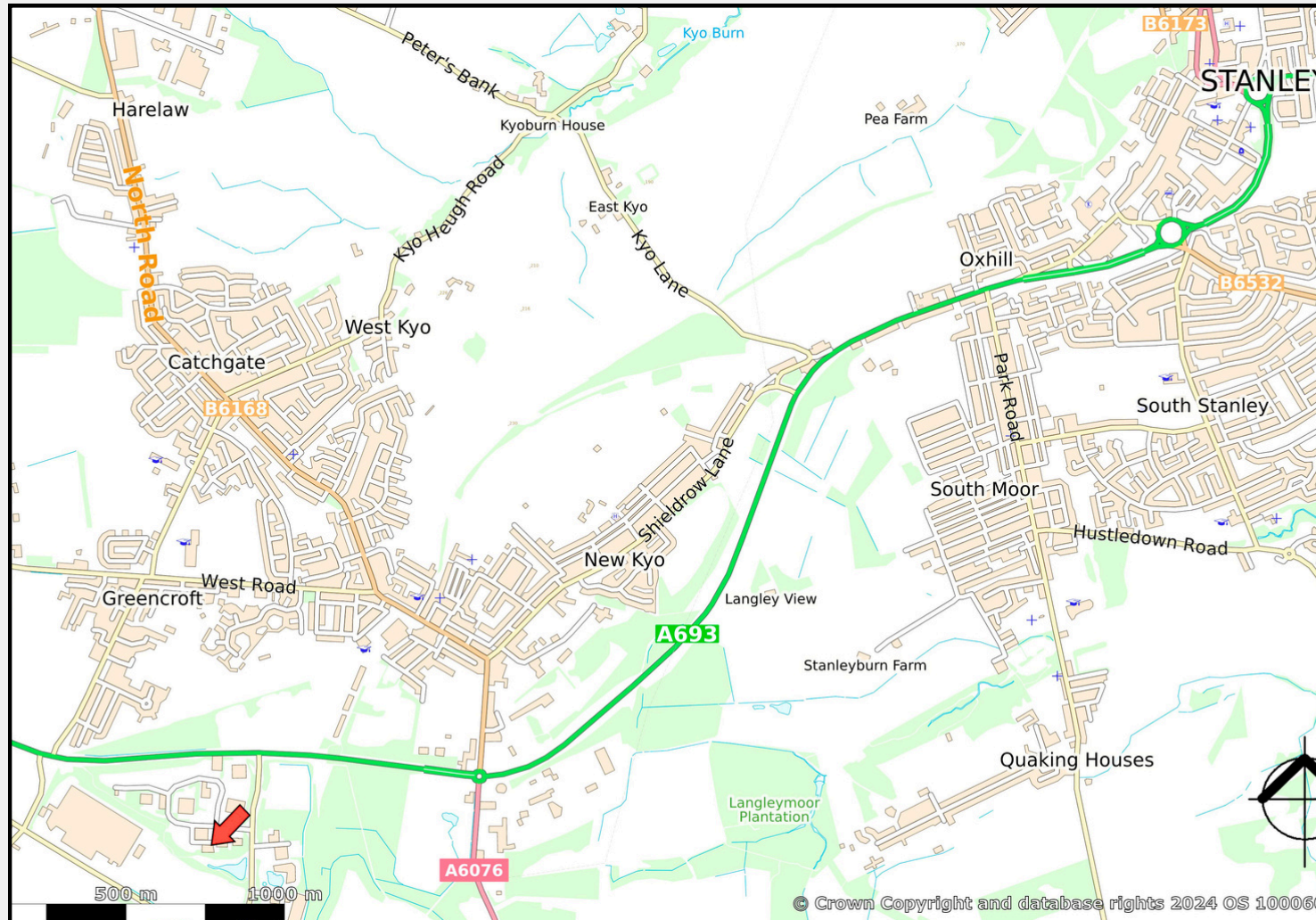
Mark Convery  
07525 872 141  
mark.convery@sw.co.uk

**Sanderson Weatherall**  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ



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