



## NEW INDUSTRIAL UNITS TO LET

### Unit 2 Willow Way Industrial Estate, Greencroft Industrial Park, Stanley, County Durham, DH9 7XP

Brand new industrial development | Option for multi-unit letting | Allocated parking | Rent only £6,075 plus VAT per annum | CCTV

#### LOCATION

Willow Way Industrial Estate is situated on Greencroft Industrial Park in Stanley, County Durham. Business' currently training in the area include Krazy 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.

## 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. Available to let from March 2026.

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:

50.17 sq m (540 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 £6,075 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 will be assessed for business rates purposes on occupation. It is anticipated that tenants will benefit from Small Business Rates Relief.

## 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 preparation and execution 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.

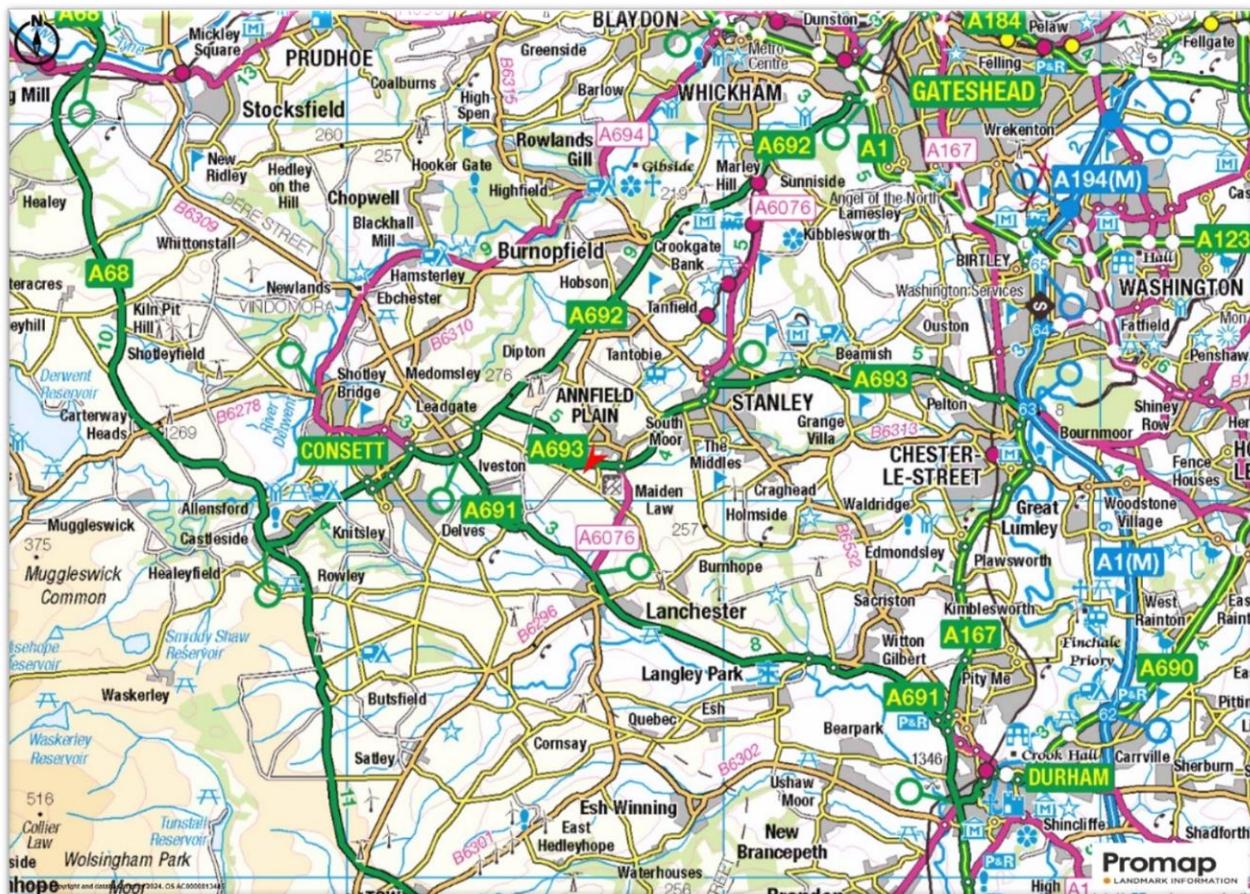
## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A-25.

A copy of the Energy Performance Certificate and Recommendation Report is 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 January 2026

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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