



## INDUSTRIAL UNIT TO LET

**Unit 11 Willow Way Industrial Estate, Greencroft Industrial Park, Stanley, County Durham, DH9 7XP**

High quality, modern industrial premises | Allocated parking | Rent only £6,816 plus VAT per annum | CCTV | Available now

### LOCATION

Willow Way Industrial Estate is situated on Greencroft Industrial Park in Stanley, County Durham. Businesses currently trading 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 modern industrial development constructed in 2024, comprising of 14 industrial units ranging in size from 540 sq ft to 2,220 sq ft.

The unit is 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 unit is via pedestrian doors to the front, vehicle access is via an electric roller shutter. Allocated parking is to the front of the 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 area:

61.78 sq m (665 sq ft)

## **LEASE TERMS**

The 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 £6,816 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 unit has a current rateable value of £3,500. It is anticipated that tenants will benefit from Small Business Rates Relief if this is their only premises.

## **VIEWING**

Strictly by appointment by sole agents youngsRPS.  
Contact Stephanie Dixon Tel: 0191 2610300

## **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.

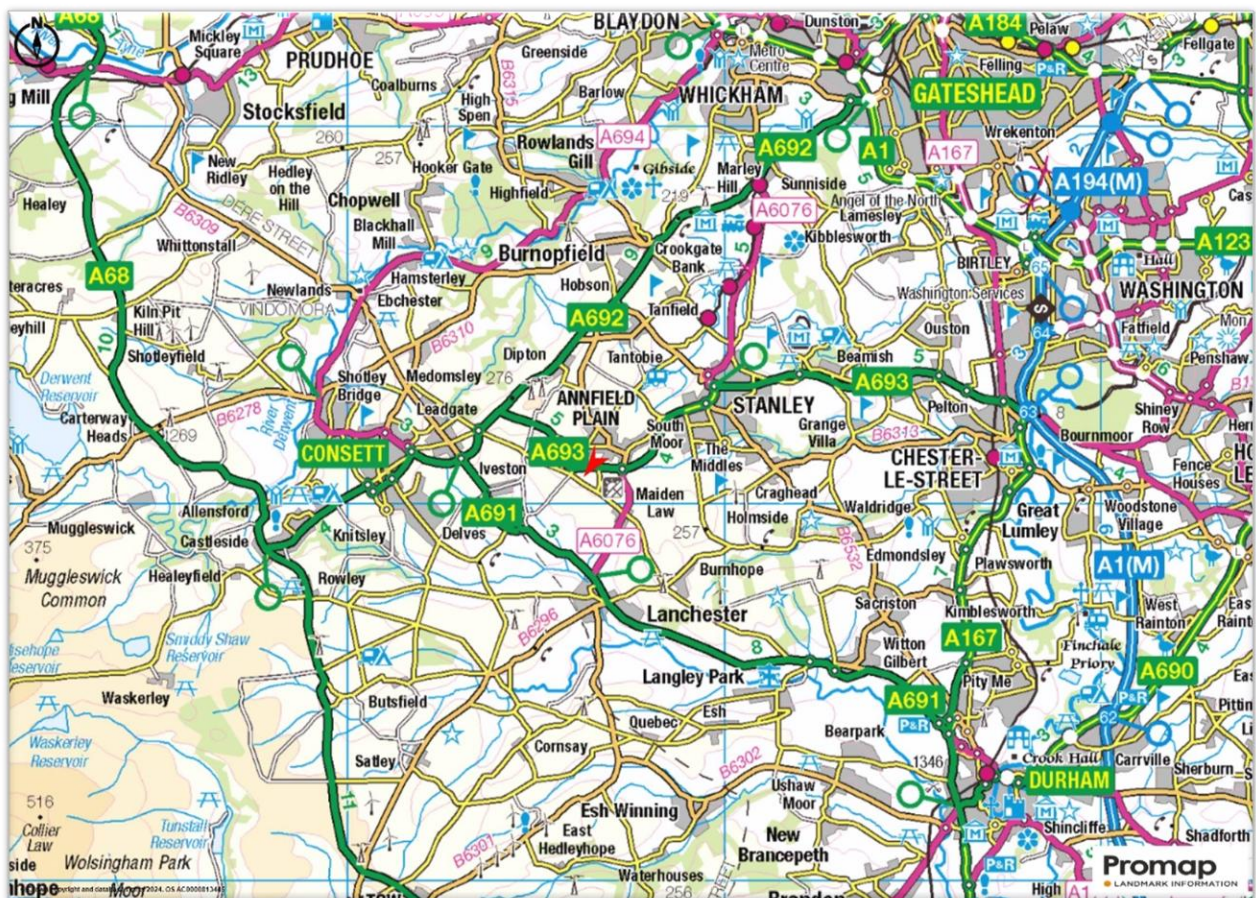
## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A-22.

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.







## Particulars prepared January 2026

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