

# to let



*The industrial property specialists*

## UNIT 3 WILLOW WAY INDUSTRIAL ESTATE GREENCROFT INDUSTRIAL PARK STANLEY DH9 7XP



- BRAND NEW MODERN WAREHOUSE WITHIN OPEN ESTATE
- GIA : 49.88 M<sup>2</sup> (537 SQ FT)
- FLEXIBLE TERMS
- RENT £6,500 P.A. EXC
- LAST REMAINING UNIT

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

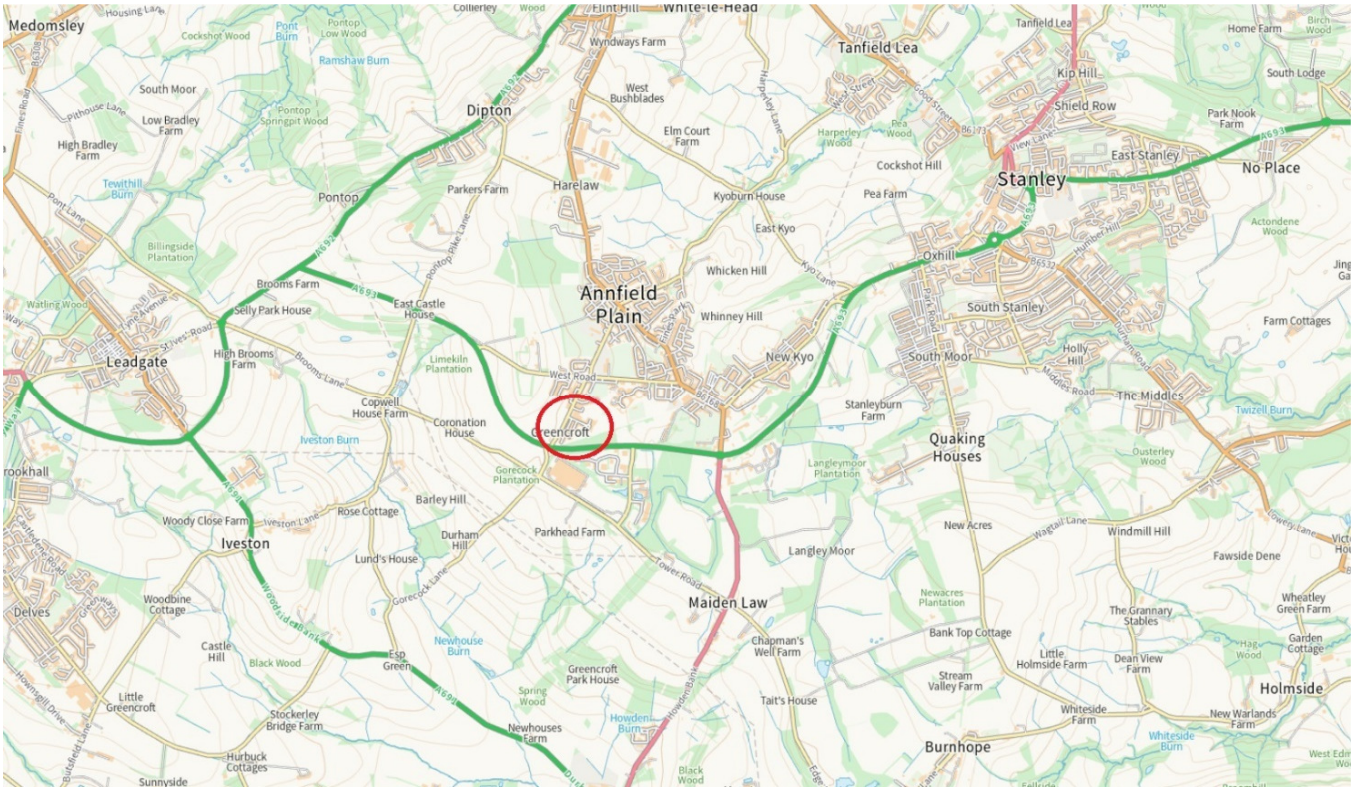




**Key Plan**  
1 : 500









## LOCATION

Willow Way Industrial Estate is situated within Greencroft Industrial Park, Stanley.

Stanley is located 10 miles south of Newcastle upon Tyne and 9 miles north of Durham City centre.

The A68 which links Scotland to Darlington is situated only 6 miles east of the estate and the A1(M) is circa 8.5 miles away.

The Estate is brand new and recently completed and offers a selection of 14 modern workshop / warehouse units with allocated parking ranging in size from 540 sq ft to 2,220 sq ft.

Exact location is shown on the attached plan.

## DESCRIPTION

The subject premises comprise a self-contained mid terrace workshop of steel portal frame design with brick / blockwork infill walls and part profile cladding to the elevation and roof over.

Internally it offers open space with concrete floors, high bay LED lighting, W.C facilities and flood lighting to the front, with an effective eaves high ranging from 2.7m – 3.1m.

Vehicular access to the unit is via a single automatic electric roller shutter (2.8m by 2.8m), which is complemented by pedestrian door access.

Allocated parking is to the front of each unit.

Externally there is parking to the front set within a well-kept estate.

## ACCOMMODATION

From onsite measurements the premises have the following GIA Areas:

Workshop	49.88 m <sup>2</sup>
----------	----------------------

<b>TOTAL GIA:</b>	<b>49.88 M<sup>2</sup></b> <b>(537 SQ FT)</b>
-------------------	--

## SERVICES

The site and premises benefit from all mains services.

The site also has an operational and monitored CCTV installed.

(It is recommended that all interested parties contact the Local service provides to ensure that the services are operational.)

## BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the units will need to be reassess upon occupation.

## TENURE

The site and premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a rental in the region of £6,500 p.a. exc

Incentives may be available subject covenant and lease term.

*(Please note - No motor trade uses will be permitted.)*

## SERVICE CHARGE

A nominal service charge is payable for the update keep of common areas within the Estate.

Full details upon request.

## ENERGY CERTIFICATE

A-22

An EPC can be provided upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**Feb 2025**

## PERFORMANCE





F492 Printed by Ravensworth 01670 713330

**www.frewpain.co.uk** t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.