

## TO LET

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



### Industrial Unit

3,500 Sq Ft (325.16 Sq M)

- Rarely available unit on a popular estate
- Approximately six car parking spaces
- Office Mezzanine
- Modern Industrial Estate

For further information please contact:

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### Location

Greencroft Industrial Park in Stanley, County Durham is a small, but modern industrial park. The units range in size from 3,500 - 25,000 ft<sup>2</sup> (325 - 2,322 m<sup>2</sup>). The industrial park is 10 miles south of Newcastle upon Tyne and 9 miles north of Durham, so is a short distance from major cities and towns. The A15 is 10 miles to the east and can be easily accessed by way of the A691 and A693.

### Description

The unit is a detached warehouse of steel portal frame construction with blockwork and clad elevations. The roof is of a profile sheet design with circa 10% skylights. The warehouse accommodation benefits from concrete flooring, florescent tube lighting, two gas blow heaters and a roller shutter door measuring 3.99m (wide) x 4.75m (high).

Minimum eaves height to the haunch is 4.96m. The unit also contains ground and first floor office accommodation with double glazed windows, gas central heating, carpeted flooring and suspended ceilings incorporating LED lighting. A kitchenette facility and male, female and disabled W.C facilities are also provided. Externally the unit has circa six car parking spaces.

### Services

Unit is provided with mains supplies of services including three phase electricity supply.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Unit 11A	3,500	325.16

### Rent

£30,135 Per Annum

### EPC

Contact a Naylors Gavin Black Agent for the EPC.

### Rateable Value

This property was last assessed on the 1<sup>st</sup> April 2023 at a rateable value of:

Rateable Value: £17,000

Interested parties should verify the accuracy of this information with the local council (Durham County Council).

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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