



TO LET

Industrial / Warehouse Unit

Unit 9 Greenhills Business Park, Spennymoor, DL16 6JB
Approximately 553 sq m (5,996 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Greenhills Business Centre is located on Green Lane Industrial Estate, Spennymoor, with easy access from the A177 approximately 3 miles from Junction 61 of the A1(M).

Durham is located approximately 6 miles to the North and Darlington is located approximately 15 miles to the south.

Green Lane Industrial Estate is a popular and established location with a number of local and national occupiers, located approximately 3 miles from junction 61 of the A1(M) via the A177 and in close proximity to Amazon.

DESCRIPTION

The property incorporates the following specification:

- Located on a 27 Acre Secure Site
- Offices
- Electronically Operated CCTV
- WC's
- 1x Roller Shutter Doors
- Lighting
- Sprinklers
- 3 Phase Electricity

ACCOMMODATION

The unit has the following approximate gross internal floor areas:

Description	SQ M	SQ FT
Warehouse	460.34	4,995
GF Offices	36.11	389
FF Offices	56.88	612
Total	553.33	5,996

ENERGY PERFORMANCE CERTIFICATE



TERMS

The property is available To Let by way of a new full repairing and insuring lease at a rent of £30,000 per annum exclusive.

SERVICE CHARGE

Approximately £0.66p per sq ft per annum plus vat for 2025/ 2026.

RATING ASSESSMENT

The business rates will need to be assessed upon application. An approximation can be provided upon application.

Interested parties are advised to contact the Local Rating Authority to obtain quotes.

BUILDINGS INSURANCE

Approximately £903.58 per annum plus vat.

VIEWING

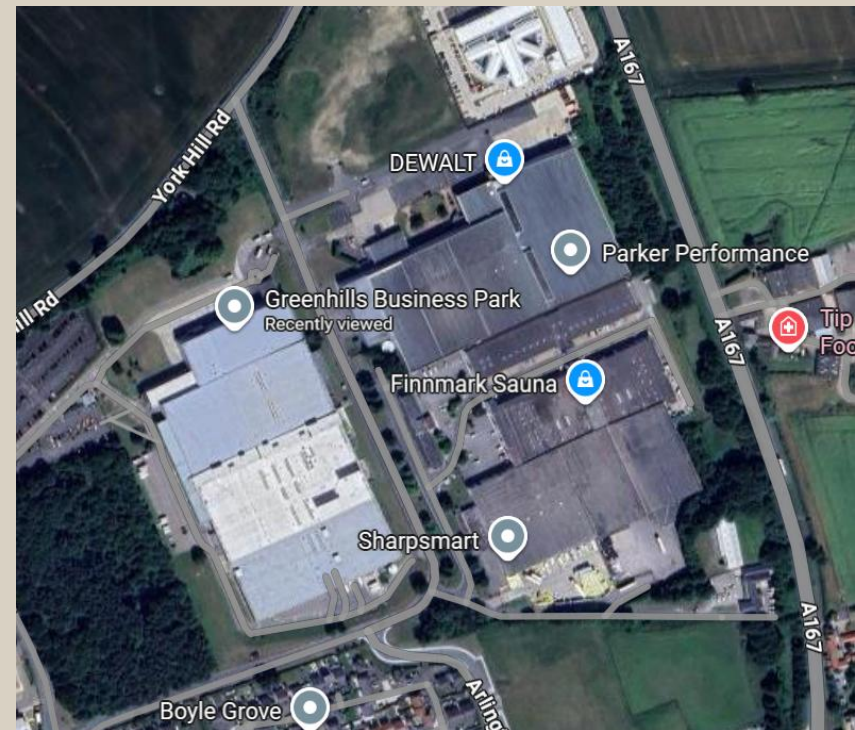
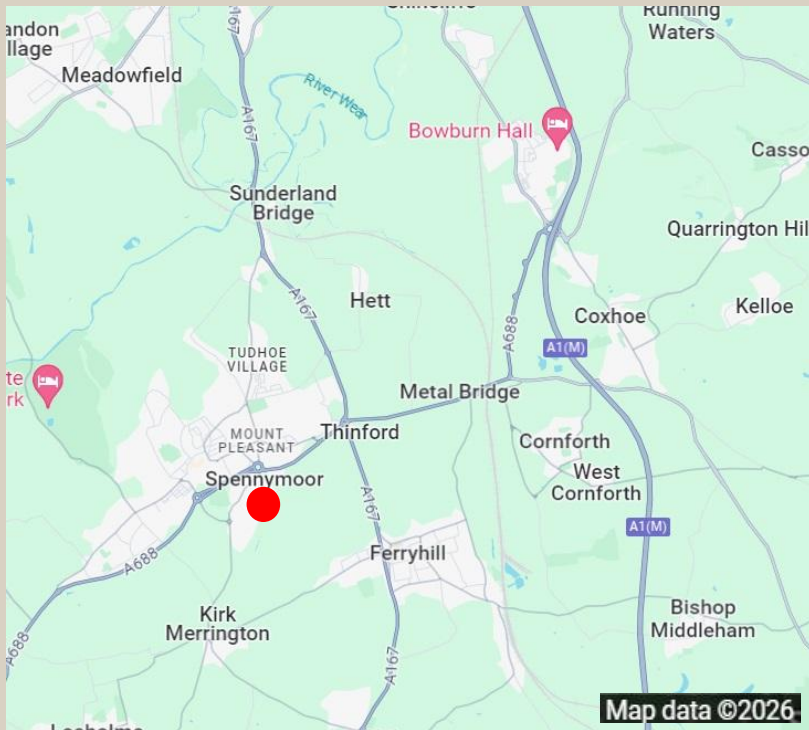
Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001

Email: jonathan@cpne.co.uk

Or Joe Reynolds @ Colliers

Joe.reynolds@colliers.com



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