



TO LET

Industrial / Warehouse Unit

Unit 3 and 10 Greenhills Business Park, Spennymoor DL16 6JB
Units Available from Approx. 5,651.40 sq m (60,831 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:

- 5.8m floor to ceiling height with clear working height of 4.7m
- 3 ground level roller shutter doors (additional doors can be provided)
- Open yard with external car parking provision
- CCTV, gated and managed access
- LED Lighting throughout warehouse accommodation
- Potential for up to 250KVA 3-phase electricity supply

ACCOMMODATION

The premises provide the following Gross Internal Areas (GIA)

Unit	Description	Sq m	Sq ft
Unit 3	First Floor Warehouse	2,622.99	28,234
	First Floor Office & Ancillary	198.56	2,137
Unit 10	Ground Floor Warehouse	2,714.28	29,216
	Ground Floor Office & Ancillary	115.57	1,244
TOTAL		5,651.50	60,831

TERMS

The property is available To Let by way of a new full repairing and insuring lease.

BUILDINGS INSURANCE

Approximately £0.66p per sq ft per annum – 2025/ 2026

SERVICE CHARGE

Unit 3 - £19,949.63 pa

Unit 10 - £20,008.09 pa

RATING ASSESSMENT

The business rates will need to be assessed upon application.

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

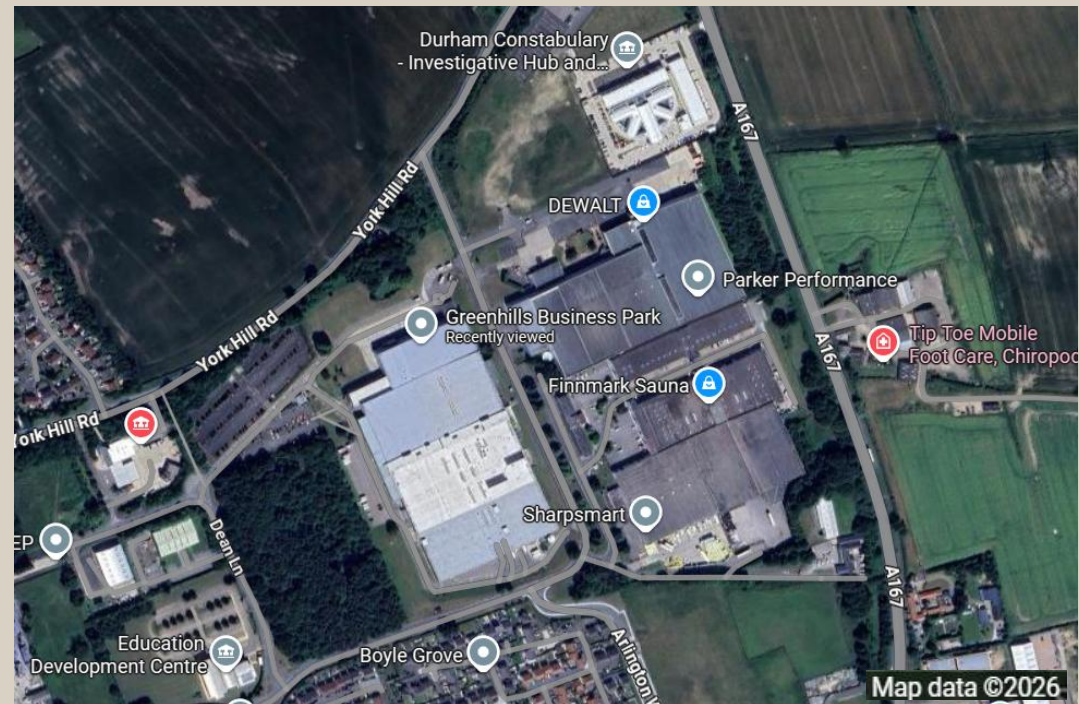
VIEWING

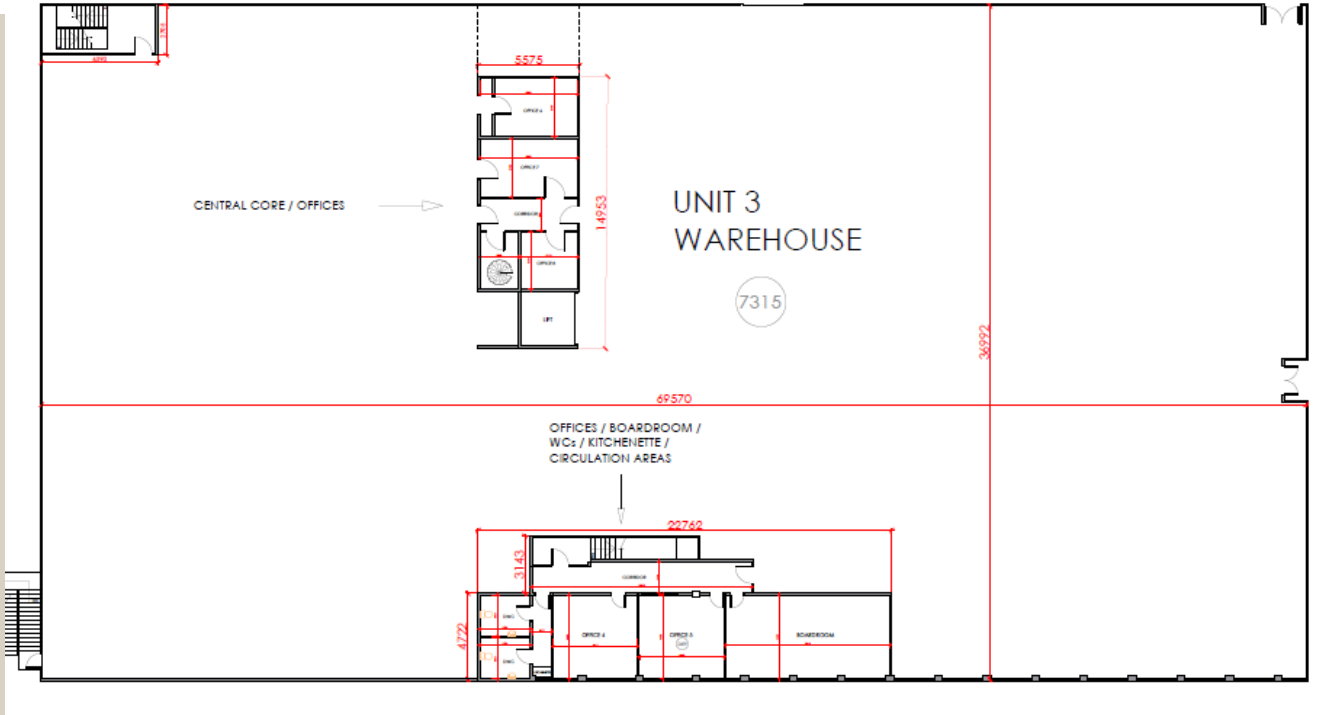
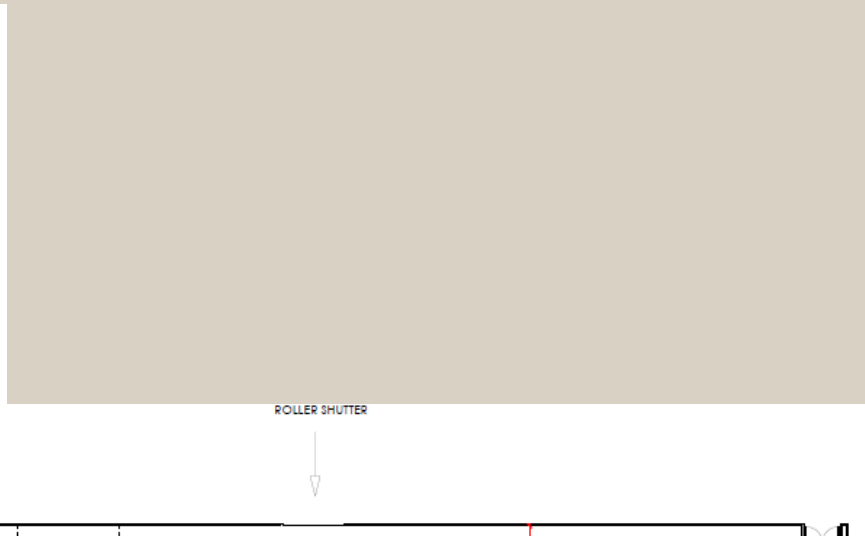
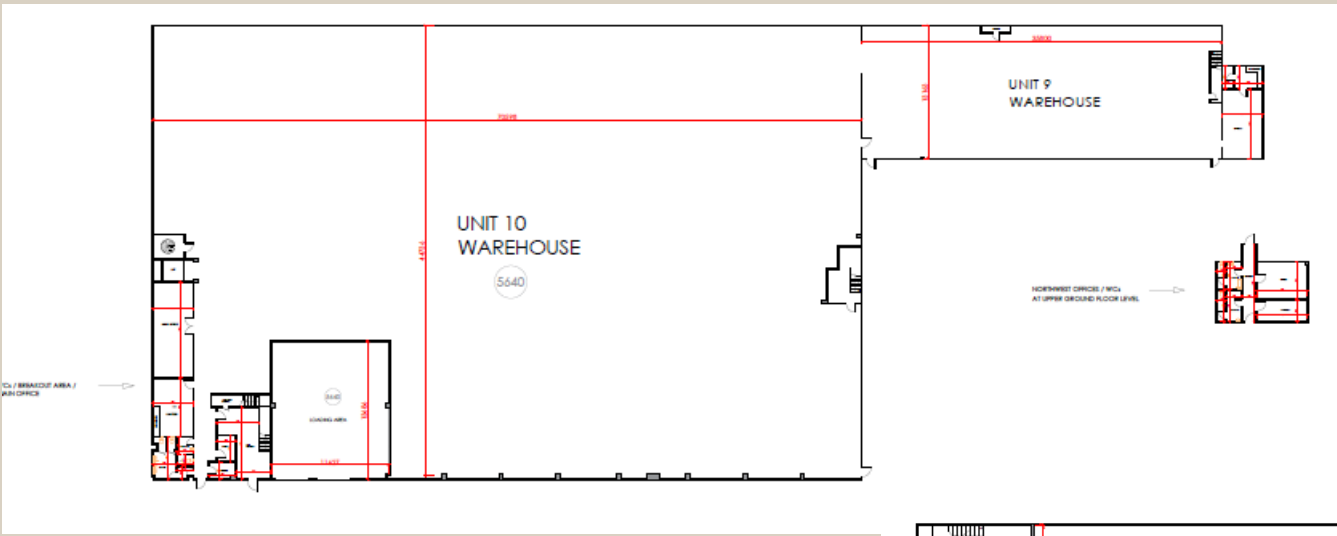
Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001

Email: jonathan@cpne.co.uk

Or Colliers





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