



TO LET

Rent – on application

The premises provide the following approximate gross internal floor area:

5,956 – 66,787 sq. ft.
(553.34 – 6,204.74 sq. m.)

Units 3, 9 & 10, Greenhills Business Park, Spennymoor, DL16 6JB

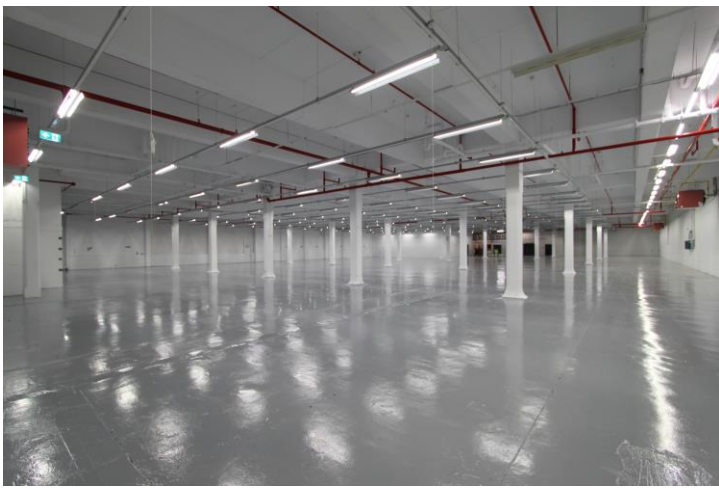
Recently refurbished industrial unit with the ability to subdivide if necessary. Situated within an established industrial location.

Industrial / Warehouse premises located close to Junction 61 of the A1(M) motorway. Property is available on a leasehold basis.

Highlights

- Competitive overall occupational costs.
- Recently comprehensively refurbished.
- Ability to sub-divide units.
- Gated estate with a dedicated estates management team.
- Ancillary office accommodation.
- Available on flexible terms.
- Extensive yard with on-site car parking.

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Location

The subject property is located within Greenhills Business Park, part of the wider Green Lane Industrial Estate in Spennymoor, approximately six miles south of Durham city centre. Access is via the A688 and A167 trunk roads, with Junction 61 of the A1(M) located three miles to the east, providing strategic links to Newcastle, Darlington, and the wider North East. Occupiers at Greenhills Business Park include: Durham County Council, Geo Amey, Bensons for Beds, Knowhow, ATT Fabrications, Vigor Doors and Jon Hart Commercials.

Specification

- Newly refurbished warehouse / Industrial accommodation over ground & first floors.
- Warehouse accommodation at first floor is HGV accessible via an internal roadway.
- 5.82m floor-to-ceiling height in warehouse, with a clear height of 4.7m.
- Three ground level electrically operated roller shutter doors. (Additional doors can be provided)
- All mains utilities available
- Ancillary office space with staff kitchen and WCs.
- Three phase power supply.
- LED lighting throughout the warehouse space.
- Open yard with external car parking provision.
- CCTV, gated and managed access.

Accommodation

The premises provide the following gross internal floor areas:

Floors	Area (sq. ft.)	Area (sq. m.)
Unit 3		
First floor Warehouse	28,234	2,622.99
First floor Offices and Ancillary	2,137	198.56
Unit 9		
Ground floor	4,955	460.34
Ground Floor Office & Ancillary	389	36.11
First Floor Office & Ancillary	612	56.88
Unit 10		
Ground floor Warehouse	29,216	2,714.28
Ground floor Offices & Ancillary	1,244	115.57
TOTAL	66,787	6,204.74

The property is available by way of a new FRI lease. Quoting rent on application, contact agents for further information.

Business Rates

The RV is £113,000 for 2025/26. Interested parties are advised to contact the Local Rating Office to determine rates payable.

EPC

Unit 3, 9, 10 – C (61)

Legal Costs

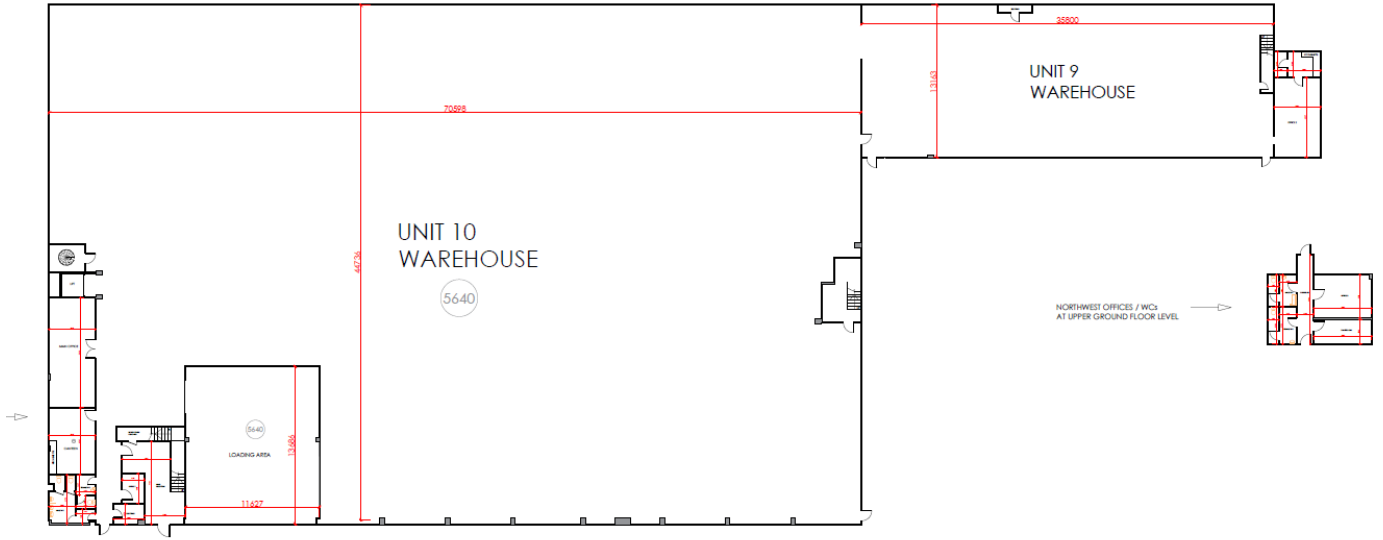
Each party is to be responsible for their own legal costs incurred in any transaction.

VAT

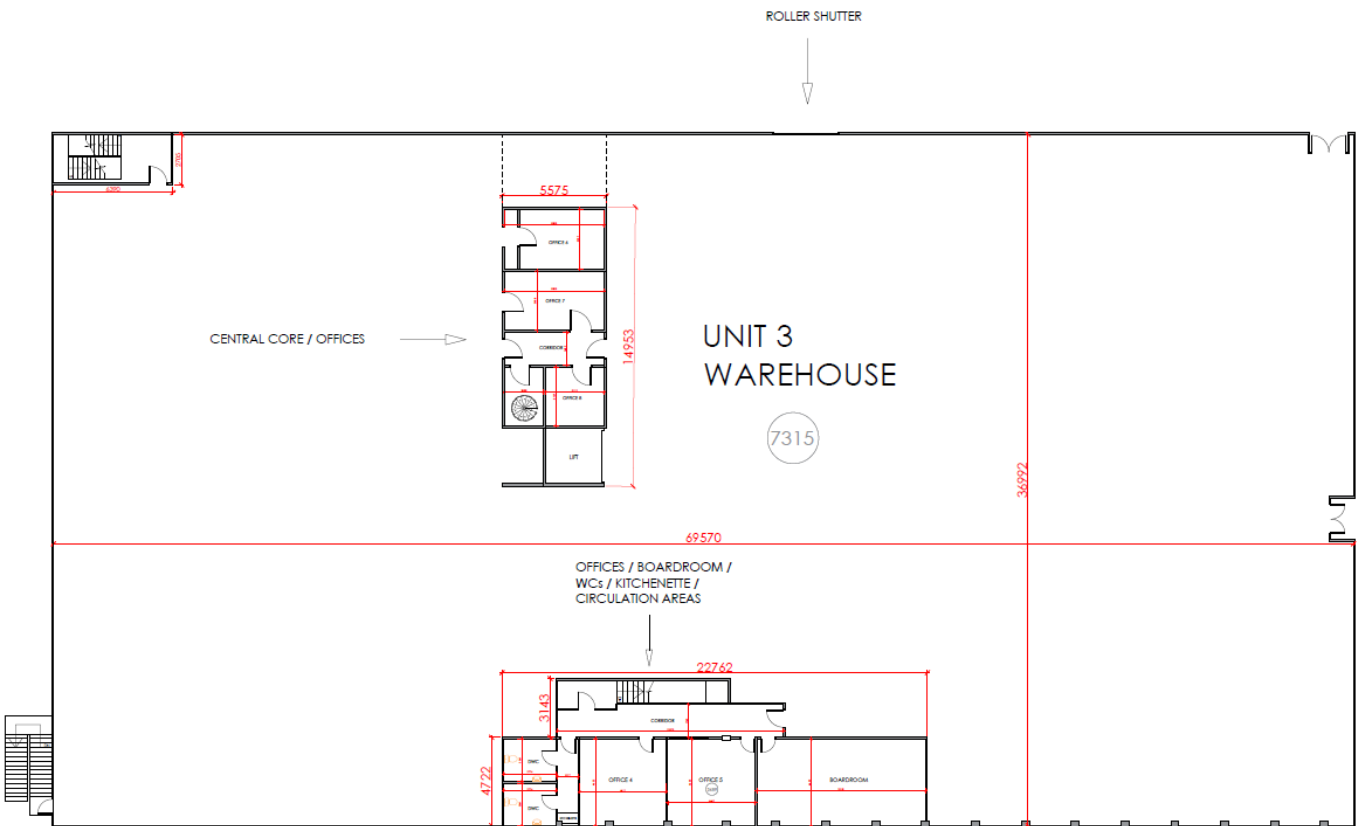
All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.



Ground Floor - Units 9 & 10



First Floor - Unit 3



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Viewing strictly by appointment:

Contacts

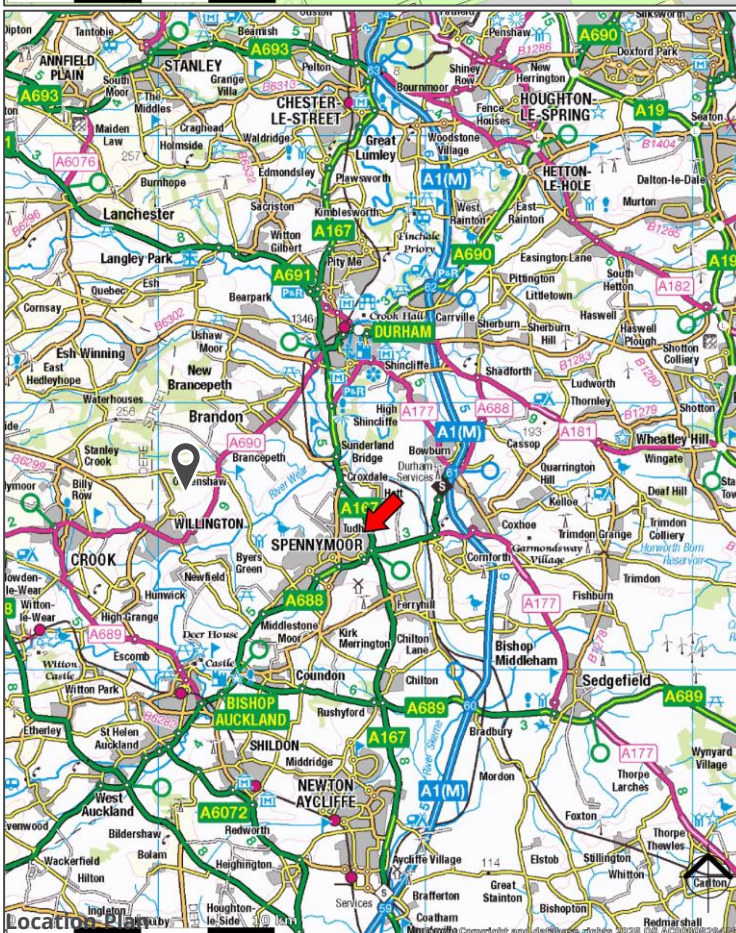
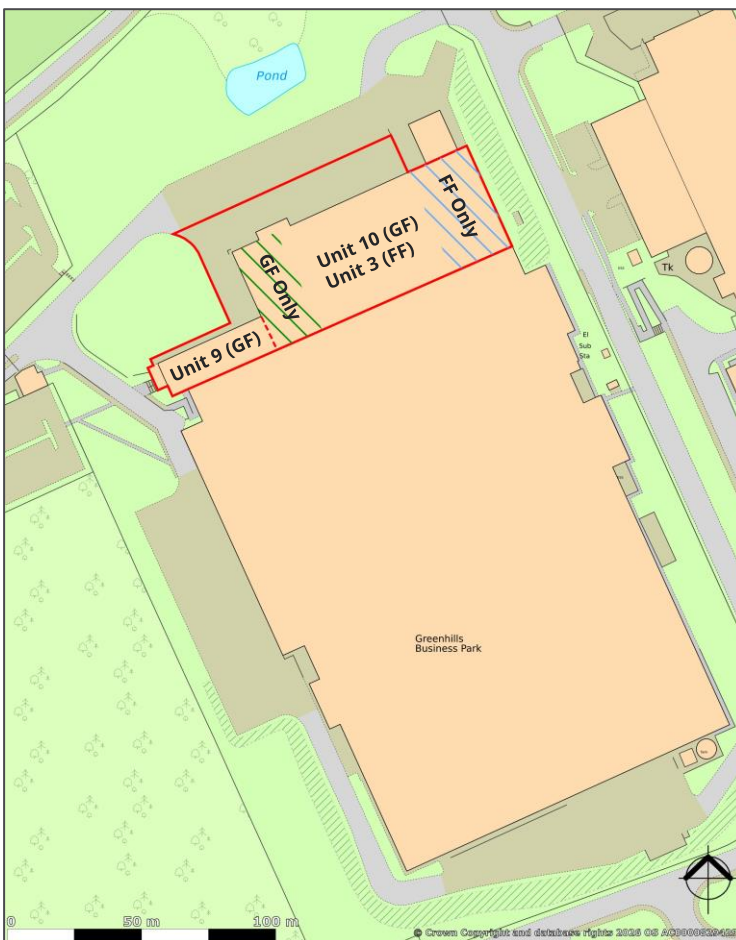
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