



Graham S Hall
CHARTERED SURVEYORS

TO LET

HIGHLY SUSTAINABLE FULLY
REFURBISHED OFFICES

4,500 sq ft to 9,034 sq ft

THE GREENHOUSE, GREENCROFT
INDUSTRIAL PARK, STANLEY, DH9 7XN



KEY POINTS

- *Established business location at Greencroft Industrial Park, c. 10 miles from Durham and 15 miles from Newcastle*
- *Offers convenient regional access whilst avoiding many of the delays associated with city-centre commuting at peak times*
- *High-quality, purpose-built sustainable office accommodation*
- *Available as a whole or on a floor-by-floor basis to suit occupier requirements*
- *50 dedicated car parking spaces providing an excellent parking ratio of 1:180 sq ft*
- *Designed to maximise natural light with large, efficient floorplates and reduced energy consumption*
- *On-site renewable energy and low-carbon systems (wind, solar & ground source)*
- *Attractive landscaped setting including central wildlife pond*



LOCATION

The Greenhouse is located on Greencroft Industrial Park, a well-established business destination in Stanley, County Durham. The estate is home to a range of occupiers including Karbon Homes and Lanchester Wines, providing a strong and established commercial environment.

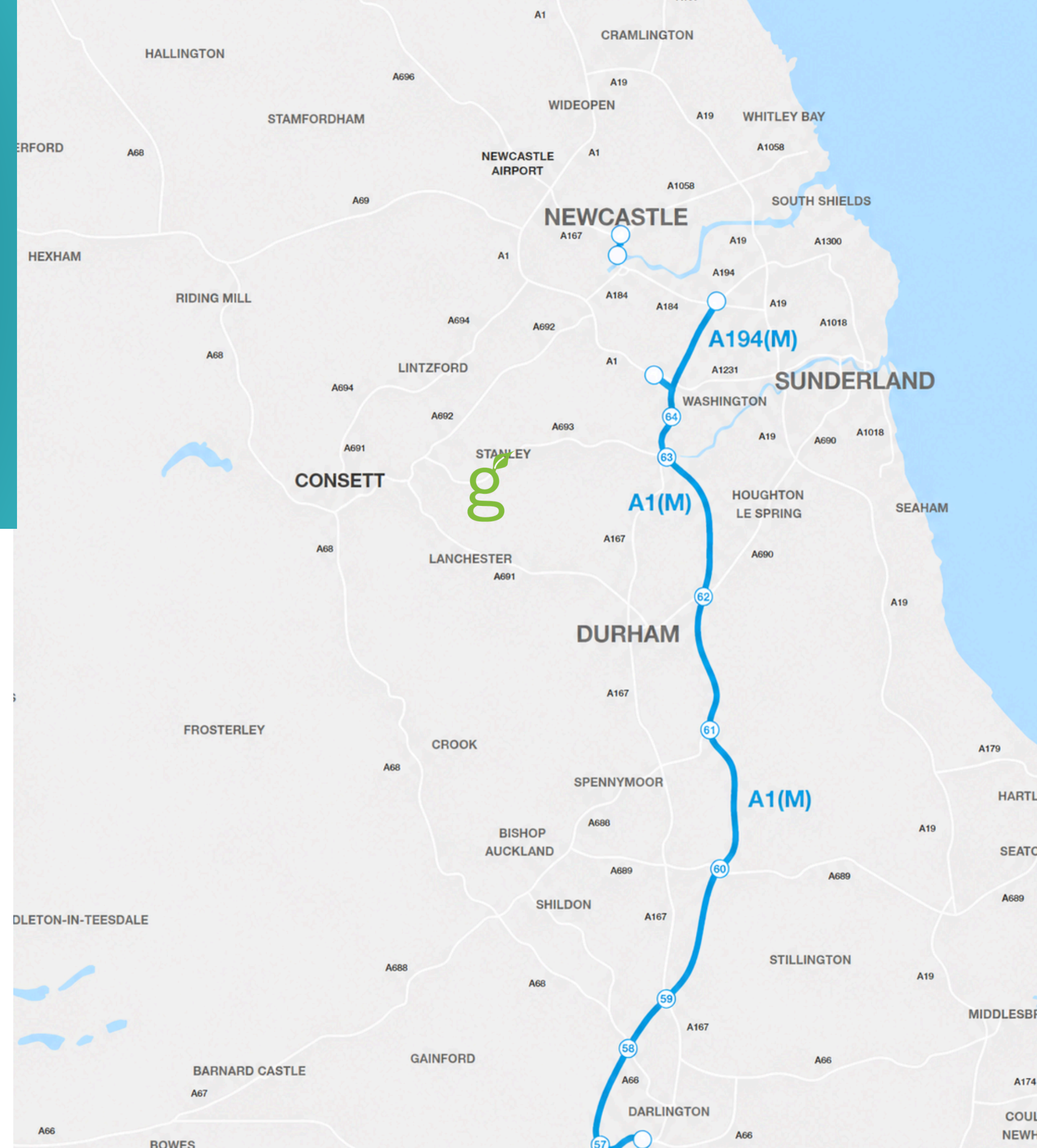
The property benefits from excellent connectivity, situated approximately 8 miles north-west of Durham City and 15 miles south-west of Newcastle upon Tyne. Road access is via Greencroft Parkway, which links directly to the A693 and the wider regional road network.

Durham railway station, approximately 8 miles to the south-east, provides direct access to the East Coast Main Line, offering regular services to London, Newcastle and Edinburgh. Newcastle International Airport is located approximately 19 miles to the north.



ROAD CONNECTIVITY

Consett	5 miles	10 mins
A1(M)	8 miles	15 mins
Durham City	8 miles	15 mins
Durham Railway Station	8 miles	15 mins
Chester-le-Street	9 miles	16 mins
Team Valley	10 miles	18 mins
Newcastle upon Tyne	15 miles	28 mins
Newcastle International Airport	19 miles	30 mins
Sunderland	20 miles	35 mins



OWNERSHIP & SOCIAL IMPACT

The Greenhouse is owned and operated by Groundwork North East & Cumbria, part of the wider Groundwork UK federation — a charitable organisation focused on delivering environmental and community initiatives across the region.

Income generated from The Greenhouse is reinvested into local projects and programmes, supporting environmental improvement, community wellbeing and wider social impact initiatives throughout the North East.

Occupiers therefore benefit not only from a highly sustainable working environment, but also from contributing towards positive outcomes within local communities.

SUSTAINABILITY & ESG

- A+ (-37) EPC rating
- On-site renewable energy via 35m wind turbine
- Integrated solar panel system
- Ground source heating and cooling
- Rainwater harvesting infrastructure
- Passive ventilation strategy
- EV charging provision
- Designed to maximise natural light and occupier wellbeing



ACCOMMODATION

Description	sq m	sq ft
Ground Floor	418.06	4,500
First Floor	421.22	4,534
Total	839.28	9,034

DESCRIPTION

The Greenhouse is a distinctive, purpose-built sustainable office building set within landscaped grounds centred around a wildlife pond, providing a high-quality working environment with strong environmental credentials.

The property is arranged in two wings. The East Wing operates as a business centre with shared meeting and conferencing facilities, creating an established on-site business community. The available accommodation comprises the West Wing, providing high-quality office space across large, efficient floorplates.

The accommodation provides predominantly open-plan office space, featuring:

- Meeting rooms and private offices positioned to the perimeter
- Excellent natural light via generous glazing and rooflights
- Floor boxes providing accessible power and data distribution
- Passenger lift serving both floors

A comprehensive refurbishment programme is being undertaken and, upon completion, the specification will include:

- Modern LED lighting
- New carpet tile flooring
- Exposed services and feature lighting in selected areas
- Refurbished WCs and ancillary areas
- Upgraded finishes throughout

Providing a bright, modern and flexible working environment aligned with current occupier requirements.

SUMMARY

SIZE	4,500 sq ft to 9,034 sq ft
RENT	£50,000 to £100,000 per annum
SERVICE CHARGE	Details upon enquiry
RATES PAYABLE	c. £4.45 per sq ft
EPC	A+ (-37)
VAT	Applicable
LEGAL COSTS	Each party to bear their own

VIEWINGS

Viewings strictly by appointment via Sole Agents
Graham S Hall Chartered Surveyors.

CONTACT

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TERMS

The accommodation is available by way of a new effective full repairing and insuring (EFRI) lease for a term of years to be agreed, at a quoting rent of £50,000 per floor (£100,000 per annum for the whole).

SERVICE CHARGE

A service charge will be payable in addition to the rent, covering the maintenance, repair, running, and cleaning of the internal and external common parts, as well as reasonable utilities serving the demise.

BUSINESS RATES

The West Wing is presently assessed as a whole. Should the accommodation be occupied on a floor-by-floor basis, the premises will require reassessment by the Valuation Office Agency.

With effect from 1 April 2026, the rateable value is £72,500, giving rise to rates payable of approximately £40,238 per annum (£4.45 per sq ft).

Indicatively, and for guidance purposes only, the rates liability per floor is estimated to be in the order of £18,000 per annum, although this will be subject to formal reassessment.



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser/tenant.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors, for themselves and the vendors/lessors of this property, give notice that these particulars are provided as a general outline for guidance only and do not form part of any offer or contract.

Descriptions, dimensions, conditions, permissions, and details are given in good faith but without responsibility. Purchasers or tenants must independently verify accuracy by inspection or other means. No employee or representative of Graham S Hall Chartered Surveyors has authority to make or give warranties or representations about the property. References to equipment, services, or fixtures do not guarantee their condition, fitness, or functionality.

