

AVAILABLE NOW

TP
THINFORD PARK



NEW TRADE COUNTER UNITS TO LET
2,906 sq ft to 12,916 sq ft

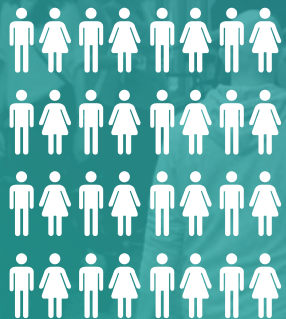
TOOLSTATION

HOWDENS

SCREWFIX

DUFTONS
PLUMBING AND HEATING SUPPLIES

THINFORD, DURHAM DH6 5JQ



740,000

**People live within 30 min of
Thinford Park**

Prime location for roadside and retail
uses due to its prominent frontage to
the A688/Durham Services and easy
access to the A1(M) motorway.

30,000

Daily vehicles taken from 3 counts on A688
(East/West) and A167 (North/South)

Source www.dft.gov.uk



155,000

Catchment area

Forecast to grow by 5.3% over the next decade.

THINFORD TRADE PARK

Construction is now complete on 7 new trade counter units located prominently of the A688/A167 at Thinford Roundabout, Spennymoor.

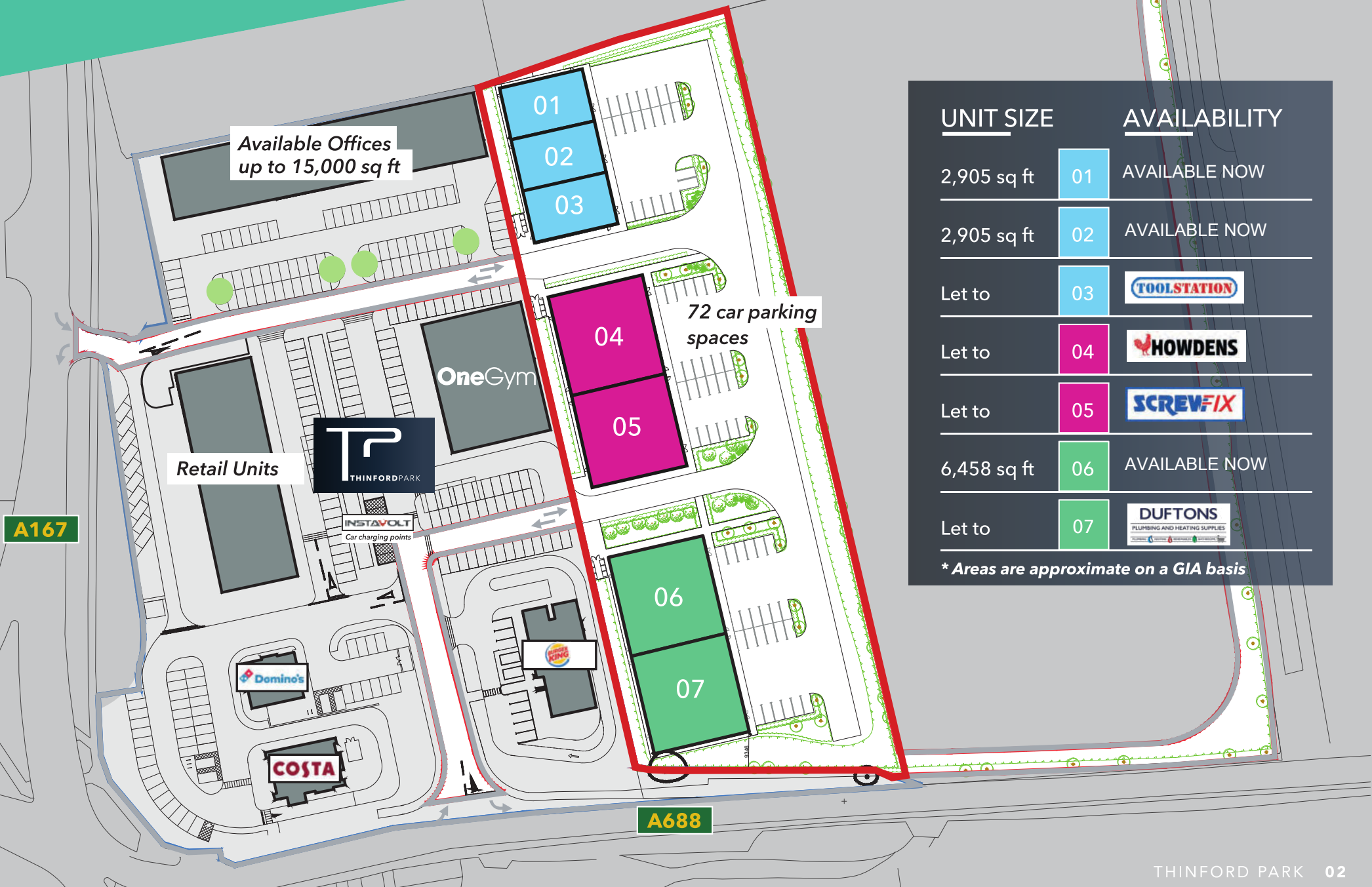
Thinford Park already boasts occupiers including Burger King, Domino's Pizza, Costa Coffee and OneGym. Also located off Thinford Roundabout are a BP petrol filling station, Starbucks, KFC and McDonalds restaurants while to the immediate west is the DurhamGate development which has delivered new office accommodation as well as a significant amount of new housing.

Howdens Joinery, Screwfix and Toolstation are open and operational adding to the high activity levels at this superbly located trading location.

The trade park will provide the following:

- Units from 2,906 sq ft to 12,916 sq ft
- Steel portal frame units finished to shell specification
- Eaves height of 7.85 m
- Electric loading doors
- Generous customer / staff parking
- Prominent active trading location
- Proximity to A1(M)

ACCOMMODATION





WIDER SITE

- Situated adjacent to the A167
- 3 mins to junction 61 of the A1M
- 10 mins to Sedgfield
- 11 mins to Bishop Auckland
- 12 mins to Durham
- 21 mins to Stockton-on-Tees
- 24 mins to Hartlepool
- 40 mins to Newcastle



THINFORD PARK DURHAM, DH6 5JQ

Location

Thinford Trade Park is accessed from both the A688 and A167 at Thinford Roundabout, Spennymoor, County Durham. The A1(M) is accessed 3 miles to the east.

Planning

Planning consent has been granted for B8 (Storage & Distribution).

Terms

The units are available on new Fully Repairing & Insuring leases for a term of years to be agreed.

Rating

The premises will be assessed following completion of the scheme.

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

EPC

Energy performance ratings will be assessed upon completion of the development.

Subject to Contract

Viewings & Further Information

For further information please contact the sole agents.



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