

AVAILABLE NOW

TP
THINFORD PARK



NEW TRADE COUNTER UNITS TO LET

2,906 sq ft to 12,916 sq ft



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.

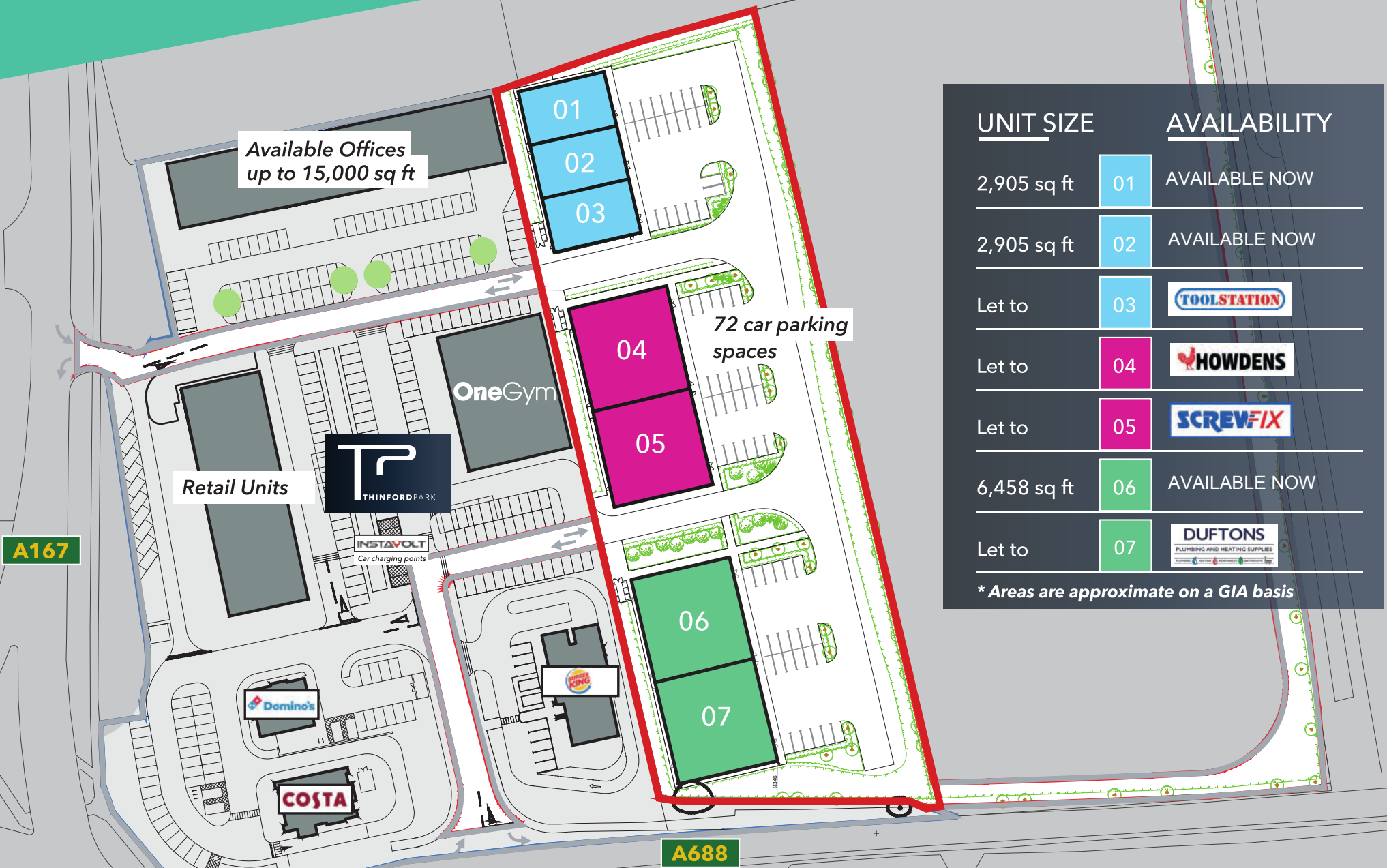
Thinford Park already boasts occupiers including Burger King, Domino's Pizza, Costa Coffee and OneGym. Also located off Thinford Roundabout are a BP petrol filling station, Starbucks, KFC and McDonalds restaurants while to the immediate west is the DurhamGate development which has delivered new office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



UNIT SIZE	UNIT	AVAILABILITY
2,905 sq ft	01	AVAILABLE NOW
2,905 sq ft	02	AVAILABLE NOW
Let to	03	
Let to	04	
Let to	05	
6,458 sq ft	06	AVAILABLE NOW
Let to	07	

* Areas are approximate on a GIA basis



A688

A688

A167

3 Miles to

A1

AVAILABLE IMMEDIATELY

AVAILABLE IMMEDIATELY

AVAILABLE IMMEDIATELY



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.



Nick Atkinson / Simon Hill
 M: +44 (0) 07950 319 060
 E: nick@htare.co.uk
 E: simon@htare.co.uk



Richard Scott / Oliver Bartles-Smith
 M: +44 (0) 07787 697 757
 E: richard.scott@savills.com
 E: oliverbartlessmith@savills.com

Wayne Baister - Initial Group
 M: +44 (0) 7836 710 882
 E: wayne@initialgroup.co.uk

Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statement in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.