

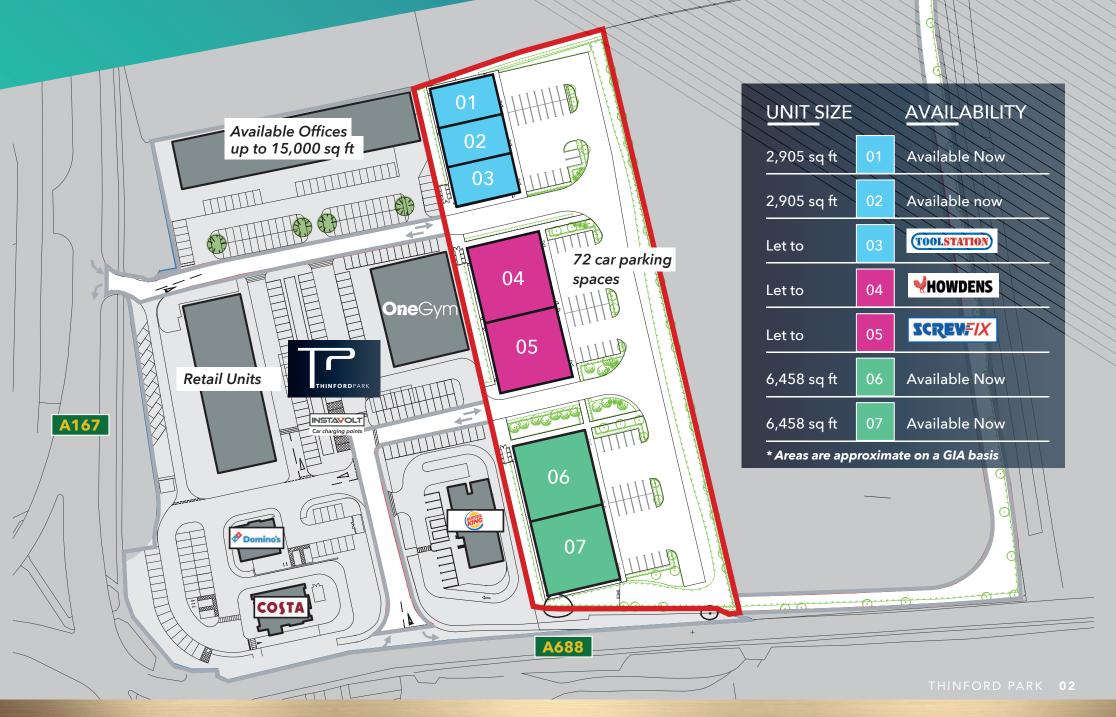
2,906 sq ft to 12,916 sq ft





**THINFORD, DURHAM DH6 5JY** 

## ACCOMMODATION



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## 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.



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)





**Viewings & Further Information** For further information please contact the sole agents.



Mark Proudlock / Simon Haggie M: +44 (0) 07766 968 891 E: mark.proudlock@knightfrank.com E: simon.haggie@knightfrank.com

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



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

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### 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 assessed upon completion of the development.

**Subject to Contract**