



## Former Caravan & Leisure Site Durham Rd, Birtley, County Durham DH3 1PR

- Secure commercial yard with workshop & office
- Site area 0.58 acres / 0.235 hectares / 2,248 sq. m.
- Workshop and office accommodation on-site
- Secure, fenced perimeter with gated access
- Prominent Durham Road position with excellent A1(M)/A167 access
- Suitable for a variety of commercial uses (STP)

**Rent: £17,500 per annum**

# COMMERCIAL

## Location

The site is situated on Durham Road, Birtley, County Durham, in a prominent position with excellent road frontage. Birtley is a well-connected town with nearby residential areas, local amenities, and good access to major routes including the A167 and A1(M), providing convenient links to Gateshead, Chester-le-Street, and Durham City. The surrounding area is a mix of residential, commercial, and open land, offering high visibility from passing traffic.

## Description

A secure and versatile commercial yard/site extending to approximately 0.58 acres (0.235 hectares), prominently positioned fronting Durham Road. The site is broadly level and predominantly surfaced with compacted hardcore, making it well-suited for a range of uses including vehicle storage, contractor's yard, plant hire, logistics, or open storage (subject to any necessary consents).

The property is fully enclosed with perimeter fencing and benefits from a gated access directly off the main road, providing good visibility and ease of access for cars, vans, and larger vehicles.

On-site improvements include a small workshop/garage unit along with a separate office building, offering basic welfare and operational facilities. The yard is currently configured to accommodate multiple vehicles, with ample circulation space for loading, turning, and parking. The surrounding area is a mix of residential and light commercial uses, with open countryside views to the rear, while still benefiting from strong road connections.

## Site Area

0.58 Acres / 0.235 Hectares / 2,248.12 sq. m.

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

£17,500 per annum

## Rateable Value

The 2026 Rating List entry is Rateable Value £32,250

Interested parties are advised to make their own enquiries with the Local Authority to confirm the exact rates payable and any available reliefs.

## Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

## Viewing

Strictly by appointment through this office.

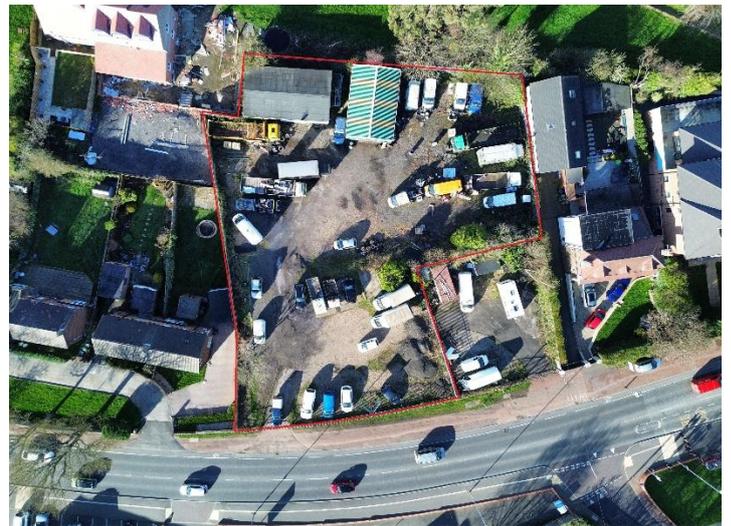
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref:** I427 (Version 1)

**Prepared:** 24<sup>th</sup> March 2026

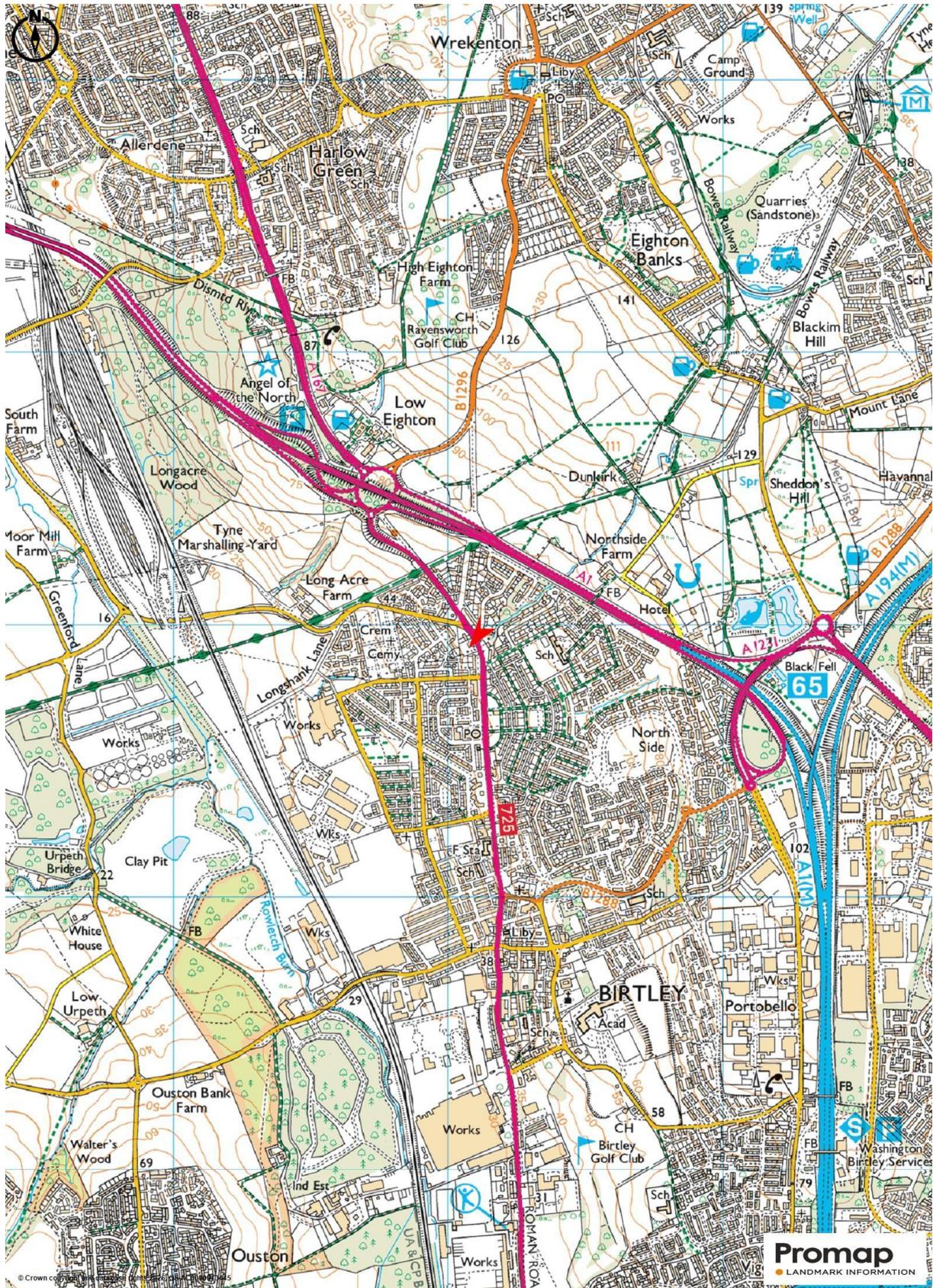
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