

Exceptional High-Quality Riverside Retail & Leisure Opportunities

From 1,100 to 9,000 sq ft

Milburngate

DURHAM CITY CENTRE



Summary

Milburngate is a landmark 450,000 sq ft mixed-use development located on the banks of the River Wear in the heart of Durham city centre. The scheme delivers a high-quality, design-led environment combining retail and leisure, Grade A offices, luxury residential apartments and a hotel, creating a vibrant, 24/7 destination. With c. 60,000 sq ft of retail and leisure space, a 92-bed hotel, 153 apartments and significant office accommodation, the development provides a built-in customer base and a strong platform for occupiers.

The retail and leisure offer is focused on experiential, food and beverage-led operators, with units ranging from approximately 1,100 to 9,000 sq ft. All units are delivered to a high specification, benefiting from flexible planning consent, mezzanine capability and extensive riverside frontage, alongside attractive external seating opportunities. The scheme has been designed to support a strong day-to-evening economy, with a layout and environment that encourages dwell time and interaction within a high-quality public realm.

Strategically located within a thriving city, Milburngate benefits from a catchment of over 500,000 people within 10 miles, as well as significant tourist, student and office populations. The scheme is just a

short walk from Durham railway station, providing direct connections to key regional and national destinations. Combined with its riverside setting, high-quality architecture and complementary mix of uses, Milburngate represents one of the North East's premier retail and leisure opportunities, offering occupiers a rare chance to locate within a dynamic and highly accessible city centre environment.

 [Follow the link to find out more](#)



The wider Milburngate scheme comprises approximately 53,000 sq ft of Grade A office space with an estimated workforce of circa 1,000 people, together with 153 one, two and three-bedroom apartments, a 92-bed on-site hotel and 320 car parking spaces.





Durham City is an undisputed cultural gem.

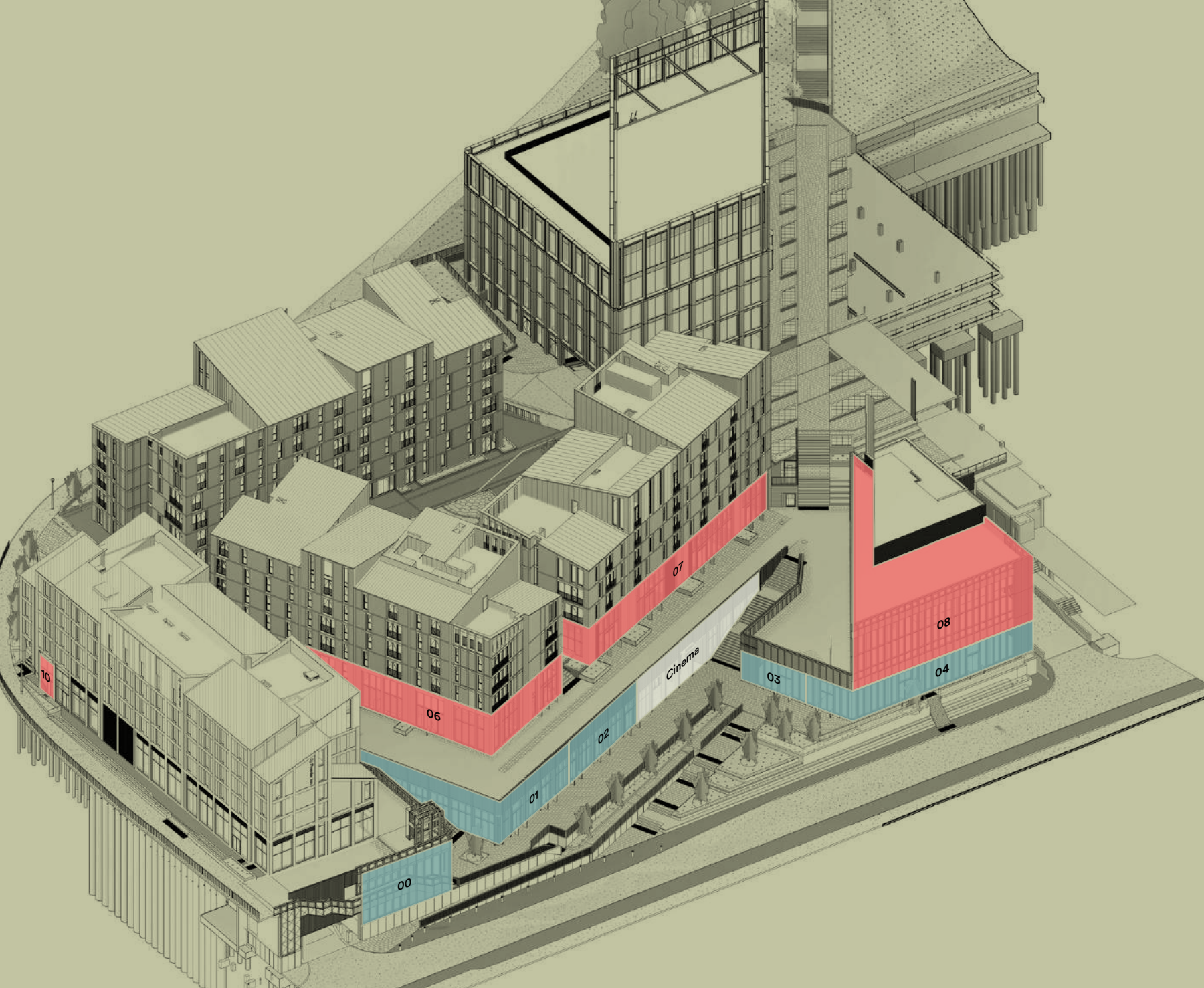


Location

Milburngate occupies a prime riverside position in the heart of Durham city centre, overlooking the River Wear and set against the backdrop of the city's historic skyline. The scheme sits within easy walking distance of the core retail pitch, cultural attractions and key amenities, benefiting from strong footfall generated by the city's established mix of retail, leisure, tourism and education uses. Its central location ensures a constant flow of visitors, residents and workers throughout the day and into the evening.

The development is also highly accessible, located just a short walk from Durham railway station, which provides direct connections to major regional and national destinations including Newcastle, York and London. Road connectivity is equally strong, with the A1(M) nearby, placing Milburngate at the heart of the wider North East catchment. With over 500,000 people within a 10-mile radius, alongside a significant student and visitor population, the scheme is ideally positioned to capture both local and regional demand.





Availability

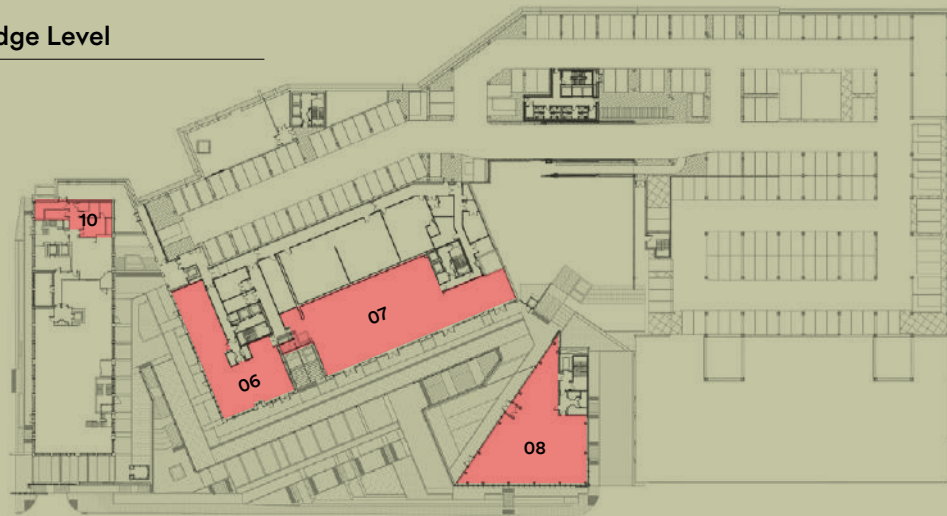
A range of high-quality retail and leisure units are available, offering flexible accommodation from approximately 1,100 sq ft to 9,000 sq ft, suitable for a variety of occupiers. The units are provided in shell condition with capped services, flexible planning use and the ability to incorporate mezzanine space, allowing tenants to tailor layouts to their operational requirements. Many units benefit from prominent frontages and opportunities for external seating, all set within an attractive riverside environment designed to maximise visibility, footfall and customer dwell time.

Unit	River Level	Bridge Level	Mezzanine Level	Total
00	3,225 sq ft	-	1,122 sq ft	4,347 sq ft
01	3,332 sq ft	-	-	3,332 sq ft
02	3,631 sq ft	-	-	3,631 sq ft
03	3,071 sq ft	-	-	3,071 sq ft
04	3,733 sq ft	-	646 sq ft	4,379 sq ft
06	-	3,066 sq ft	1,978 sq ft	5,044 sq ft
07	-	6,125 sq ft	2,813 sq ft	8,938 sq ft
08	-	4,382 sq ft	2,903 sq ft	7,284 sq ft
Cinema - River Level Unit				
10	-	1,029 sq ft	-	1,029 sq ft

River Level



Bridge Level



Mezzanine Level

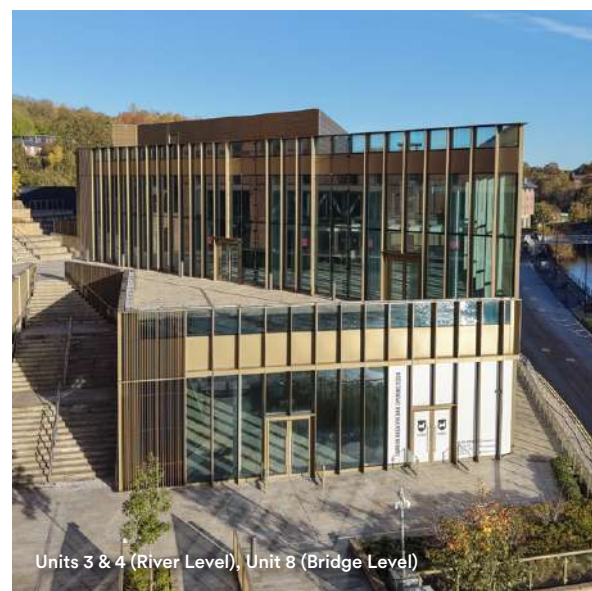




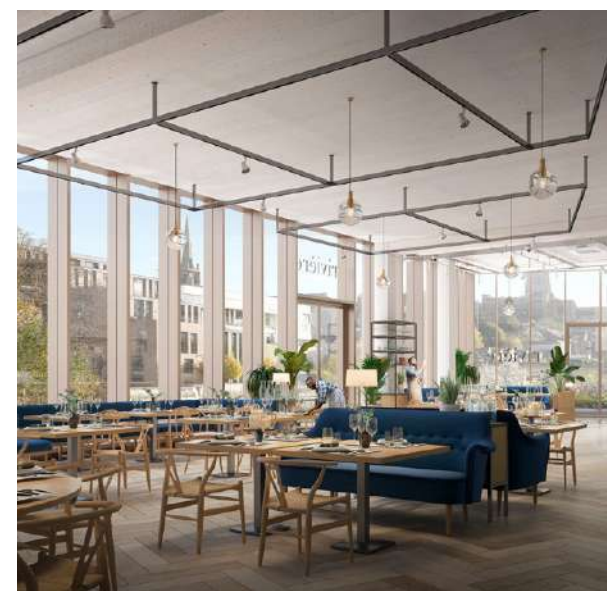
Unit 1



Hotel (left), Units 1 & 2 (River Level), Units 6 & 7 (Bridge Level)



Units 3 & 4 (River Level), Unit 8 (Bridge Level)



Commercial Details

Lease and Rent

The units are available to let by way of a new full repairing and insuring lease, for a term to be agreed. Rental details are available upon request.

Business Rates

The units have not yet been assessed. Interested parties should satisfy themselves as to the rateable value, availability of any business rates relief, and the actual rates payable by making their own enquiries with the Local Authority.

Service Charge and Insurance

Information available upon application.

Energy Performance Certificate

Energy Performance Certificates will be provided on lease completion.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the granting of a lease.

VAT

All prices, premiums and rents quoted are exclusive of VAT at the prevailing rate.



Milburngate is set to become one of the region's finest retail and leisure destinations.

Further Information

For further information please contact the sole letting agent:

Adam Mobley
WSB Property Consultants LLP

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Units 3 & 4 (River Level), Unit 8 (Bridge Level)