

AVAILABLE NOW

TP  
THINFORDPARK



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

**TOOLSTATION**

 **HOWDENS**

**SCREWFIX**

THINFORD, DURHAM DH6 5JY

# ACCOMMODATION

A167



UNIT SIZE		AVAILABILITY
2,905 sq ft	01	Available now
2,905 sq ft	02	Available now
Let to	03	<b>TOOLSTATION</b>
Let to	04	<b>HOWDENS</b>
Let to	05	<b>SCREWFIX</b>
6,458 sq ft	06	Available September
6,458 sq ft	07	Available September

\* Areas are approximate on a GIA basis



# 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.

# THINFORD TRADE PARK

Planning consent has been granted for 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.

Lettings have already been secured to Howdens Joinery, Screwfix and Toolstation confirming the potential of the park as a superbly located, highly active 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)

# 30,000

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

Source [www.dft.gov.uk](http://www.dft.gov.uk)



# 155,000

**Catchment area**

Forecast to grow by 5.3% over the next decade.





**A167**  
NORTH  
TO DURHAM

**A688**

WEST  
TO SPENNYMOOR

**A167**

SOUTH  
TO FERRYHILL

EAST TO **A1**

**A688**

## 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





**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**

**Viewings & Further Information**

For further information please contact the sole agents.

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