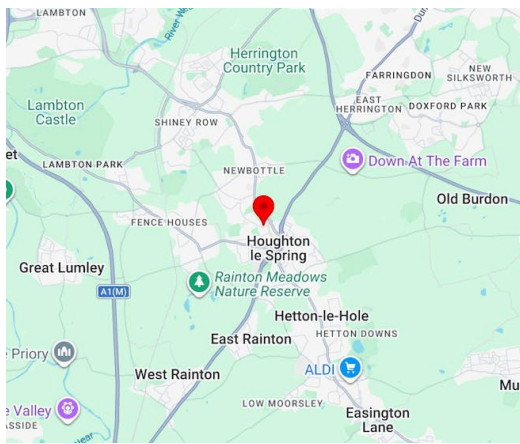




Halliwell Street, Houghton le Spring, Houghton-le-Spring, DH4 5AQ

Land To Let | £25,000 per annum | 1.18 Acres

Land to LET in Houghton le Spring



## Description

Extending to approximately 1.18 acres, the site comprises a predominantly hard-surfaced, former developed parcel of land with extensive tarmac and hardstanding throughout. The generally rectangular site is arranged over varying levels with internal ramped access and benefits from secure gated entry, and perimeter brick walls, making it suitable for a range of commercial, storage, industrial, or redevelopment opportunities, subject to the necessary consents.

Located in the established town of Houghton le Spring, strategically positioned between Sunderland and Durham, the property enjoys excellent connectivity via the A690 and A1(M), providing convenient access across the North East. The surrounding area comprises a strong mix of residential neighbourhoods, national retailers, commercial occupiers, and green space, with continued investment and regeneration further enhancing the location's appeal for occupiers, developers, and investors.

## Location

The site is located on Halliwell Street, Houghton-le-Spring (DH4 5AQ), within the City of Sunderland local authority area in the North East of England. Houghton-le-Spring occupies a highly accessible position between Sunderland and Durham, forming part of the wider Tyne and Wear conurbation and benefiting from strong links to the regional economic centres of Newcastle upon Tyne, Sunderland, Durham and Washington. The town has a resident population of approximately 36,700 and serves a wider catchment across southern Sunderland and eastern County Durham.

The site benefits from a strategic position within the North East's main urban corridor, providing occupiers with access to a substantial labour market and consumer base across Tyne and Wear and County Durham.

The surrounding area comprises established residential neighbourhoods, local retail provision and community facilities, supporting both workforce availability and local customer demand.

The A690 is located approximately 1 mile to the south and provides a direct east-west route linking Sunderland and Durham. The A19, one of the North East's principal north-south routes, lies approximately 4 miles to the east, providing access to Teesside, Sunderland and Tyneside. The A1(M) is accessible via Junctions 62, 63 and 64, all within approximately 4–6 miles of the site, providing direct connections to Newcastle, Leeds and the national motorway network.

## Amenities & Specifications

Gated Development: Yes

Lighting: Yes



## Summary

- Rent: £25,000 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings



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