

New Build Retail Development TO LET

Expected Q1 2026

Thinford Lane,
Thinford,
Durham, DH6
5JQ

Bradley Hall

01642 265 300

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www.bradleyhall.co.uk

Wynyard Park House, Wynyard Business Park, TS22 5TB



Key Info



Asking rent £27 per sq ft
with lease terms to be
agreed



4x New build ground floor retail units available to let. With 2x units being under offer/ let agreed.



Excellent location on Thinford retail park with a multitude of national occupiers.



Units from 1,507 sqft to 2,708 sqft. Units can be linked together if required.



Suitable for a variety of uses within Use Class E and one unit within Sui Generis use class.



Good car parking facilities on site



Very good accessibility via A167 and A688

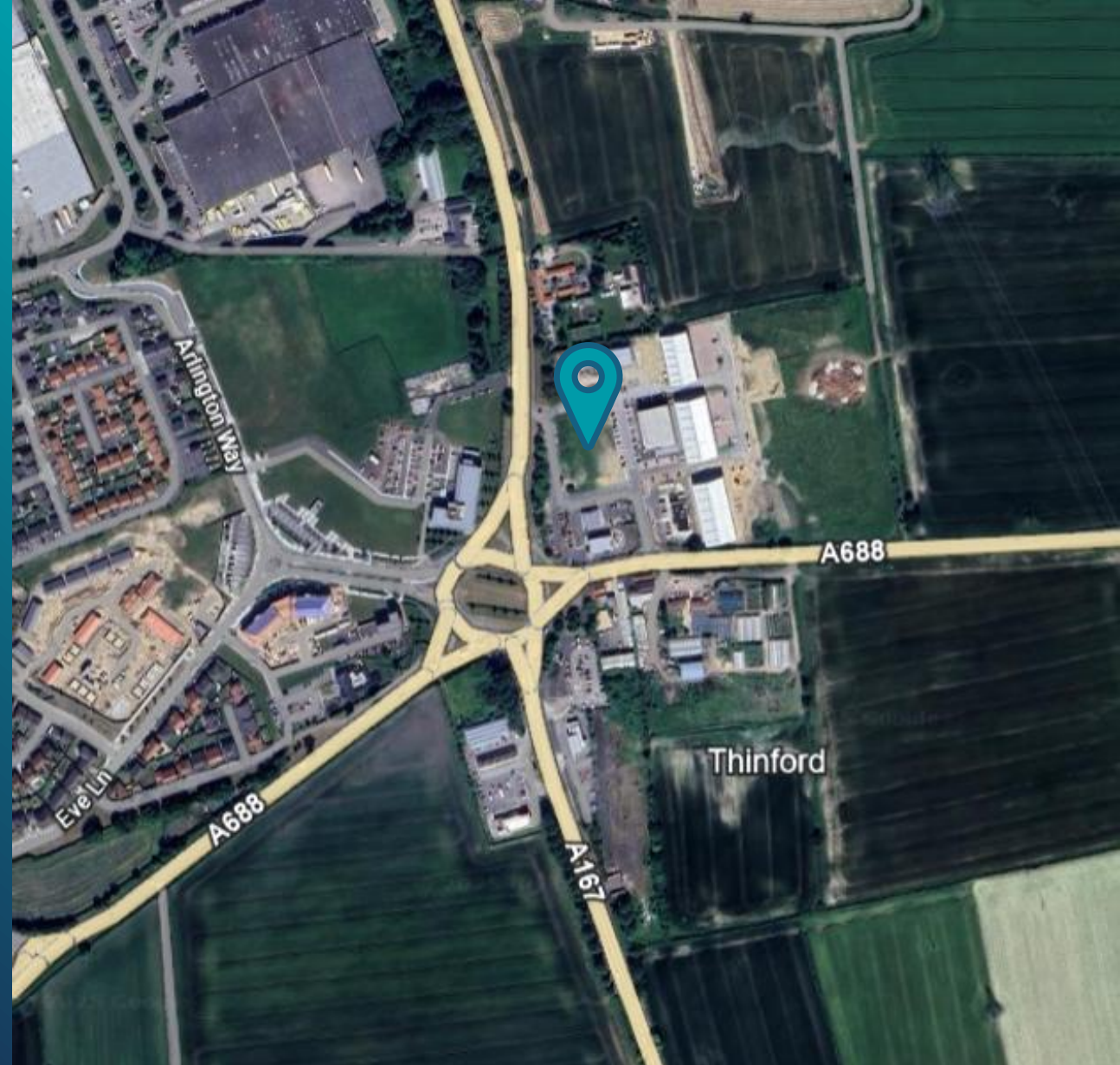
LOCATION

The subject property is ideally located on Thinford Lane roundabout, which provides access to the A167 and the A688 that links onto the A1(M). There are several national brands situated on the same site as the property such as Screwfix, Costa, and OneGym to name but a few.

The site has a good level of public transport accessibility, with multiple bus stops around the site.

The site is well located for access by various modes of transport including on-foot, by bicycle and public transport. The National Cycle Network Route 70 runs north to south between Bishop Auckland and Durham.

The development has proposed 22nr car parking spaces, 4nr of these are disabled and 5nr having EV charging points. 4nr sheffield cycle stands are provided for public use and a long stay (enclosed, secure and covered) cycle store provided for staff, sufficient for 6nr bikes.



DESCRIPTION

Planning consent has been granted for 6 new ground floor retail units located prominently of the A188/A167 at Thinford Roundabout, Spennymoor. The retail units will be brick-built with walnut finish slats and glass frontage with automatic opening doors, and a roller shutter door to the rear. Parking can be found to the front of the units. To the rear of the units is the delivery area.

ACCOMMODATION

Part	Floor Area	Note
Unit 1	251.6m ² / 2,708 ft ²	Available
Unit 2	180.8m ² / 1,946 ft ²	Available
Unit 3	152.6m ² / 1,623 ft ²	Available
Unit 4	140m ² / 1,507 ft ²	Available
Unit 5	140m ² / 1,507 ft ²	Under offer
Unit 6	140m ² / 1,507 ft ²	Under offer



Important Information



Units are available by way of a new EFRI lease, at a rent of £27 per sq ft.

Rating Assessment

Ratable values are to be assessed on completion

EPC

EPC ratings are to be assessed on completion. Ratings are assumed to be C rating or above.

Legal Costs

Each party is responsible for their own legal costs.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code for Leasing Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)

For Viewings & Further Information

For all enquiries and viewing
arrangements please contact sole agents,
Bradley Hall Limited.

Joe l'Anson or Benjamin Riddle

Tel: 01642 265 300

Email: Teesside@bradleyhall.co.uk

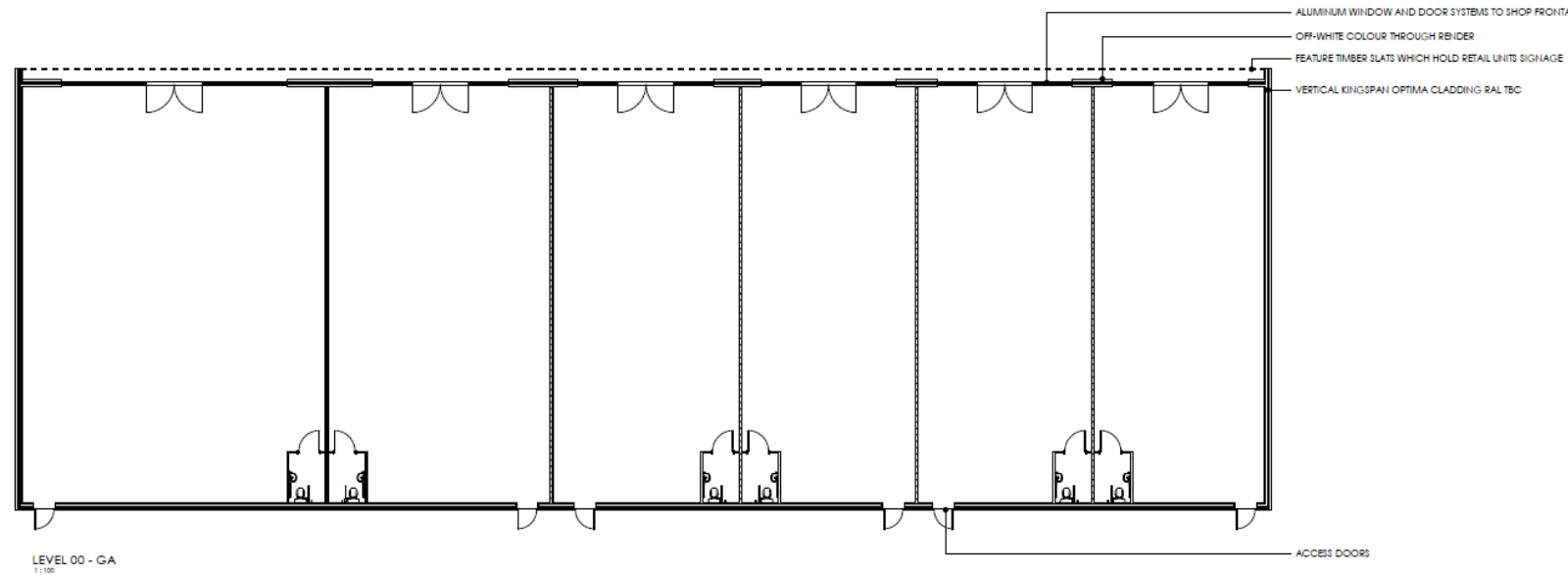
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*Proposed Plan (subject to change)

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