

THINFORD LANE

Thinford, Durham, DH6 5JQ



**FINAL OFFICE FLOOR – NEW DEVELOPMENT -
TO LET**

RENT ON APPLICATION

Bradley Hall

DESCRIPTION

The subject property comprises a steel framed construction with breezeblock walls and external cladding. Within the property has two staircases and a lift to provide access to the three storeys of grade A office space. The property also benefits from 50 car dedicated parking spaces, as well as being close to the Durham Gate bus stops. The client will provide category A fit out. Further details in terms of specification will be available upon request.

KEY INFO

- Final office floor remaining.
- Excellent location on Thinford retail park with a multitude of national occupiers.
- CAT A Fit out on completion
- Good car parking facilities on site
- Very good accessibility to A1(M) via A167 and A688.

USE

Suitable for a variety of uses within Use Class (Office)

EPC RATING

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



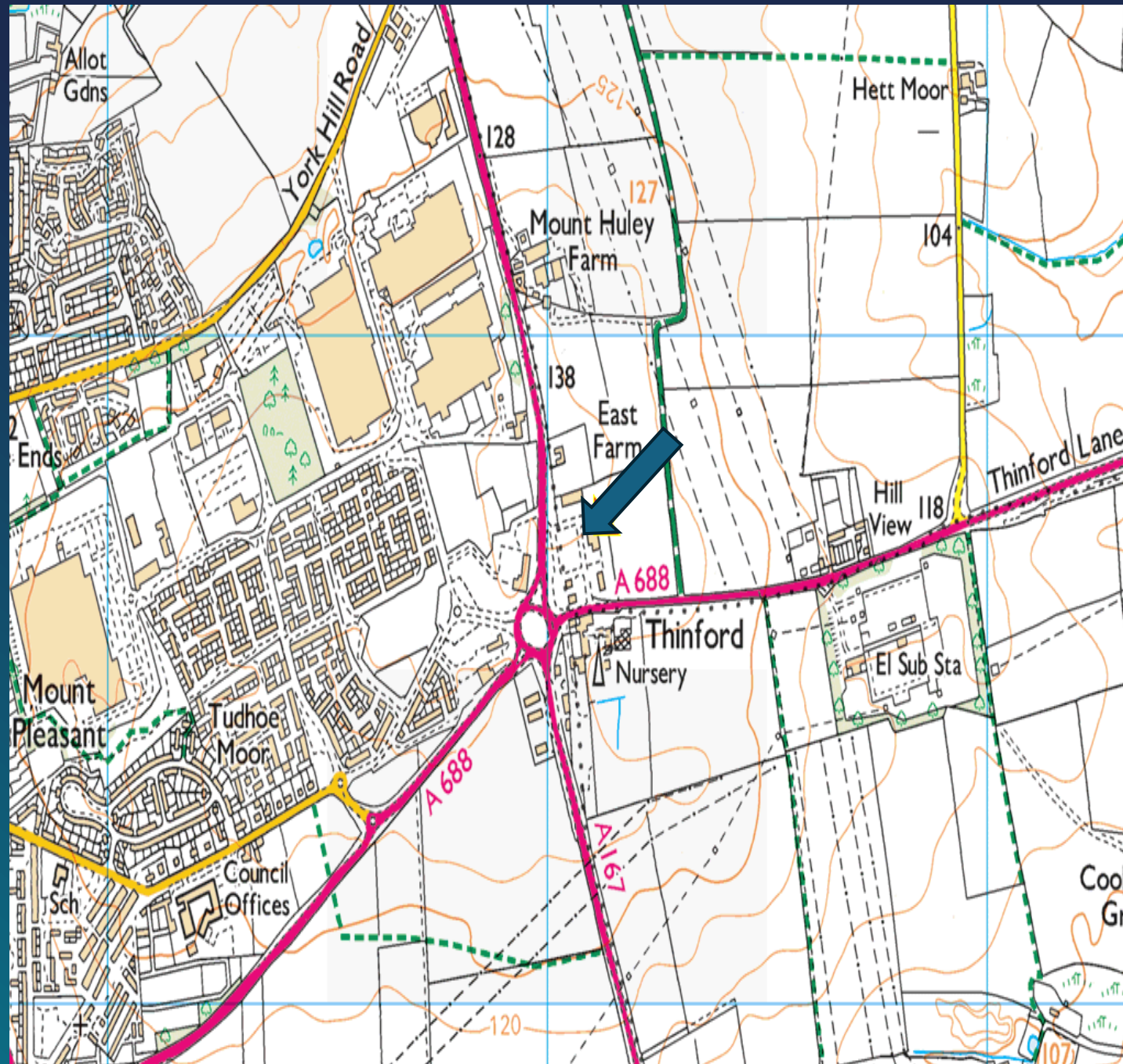
	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	UNDER OFFER	UNDER OFFER
First Floor	UNDER OFFER	UNDER OFFER
Second Floor	383	4,122

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 50nr car parking spaces



Completed finish in adjacent office



TERMS

The property is available to let by way of a new EFRI lease for a term of years to be agreed.

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

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises

ANTI MONEY LAUNDERING REGULATIONS

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

CONTACT

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Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

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