



Proposed Retail Parade

Thinford Park, A167, Durham, DH6 5JQ

**Ground floor modern retail
and leisure units available -
Sept 2026**

1,507 to 7,658 sq ft
(140 to 711.45 sq m)

- Detailed planning approved - to be constructed ready Sept 2026
- Adjacent occupiers - Costa DT, Burger King, Dominos, Starbucks, KFC, McDonalds, Howdens, Screwfix and Toolstation

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Summary

Available Size	1,507 to 7,658 sq ft
Rent	£30 per sq ft Subject to covenant and financial information being provided.
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Thinford Park Retail is a modern, ground-floor retail development located in Thinford, County Durham (DH6 5JY), strategically positioned between Tyneside and Teesside. The site offers a range of unit sizes and configurations, all with planning approval (subject to final design) and available for occupation from Q3 2026. Range of unit sizes available. Units 5 and 6 under offer. High daily traffic counts ~30,000 vehicles from 3 of the roads leading to the intersection at Thinford Park. Anchored by national operators including Domino's, Costa, and Burger King. Part of a wider development including hotel and gym provision.

Property Highlights / Amenities

- Total parking spaces: 22

Location

Prominent roadside location adjacent to the A167 and near the A688, approximately 5 miles south of Durham City, with excellent connectivity: 3 mins to A1(M) J61, 12 mins to Durham, and 40 mins to Newcastle.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Tenure	Rent	Availability
Ground - Unit 1 - Retail	2,632	244.52	To Let	£30 /sq ft	Available
Ground - Unit 2 - Retail/Leisure	1,942	180.42	To Let	£30 /sq ft	Available
Ground - Unit 3 - Retail/Leisure	1,577	146.51	To Let	£30 /sq ft	Available
Ground - Unit 4 - Retail/Leisure	1,507	140	To Let	£30 /sq ft	Available
Total	7,658	711.45			



Viewing & Further Information

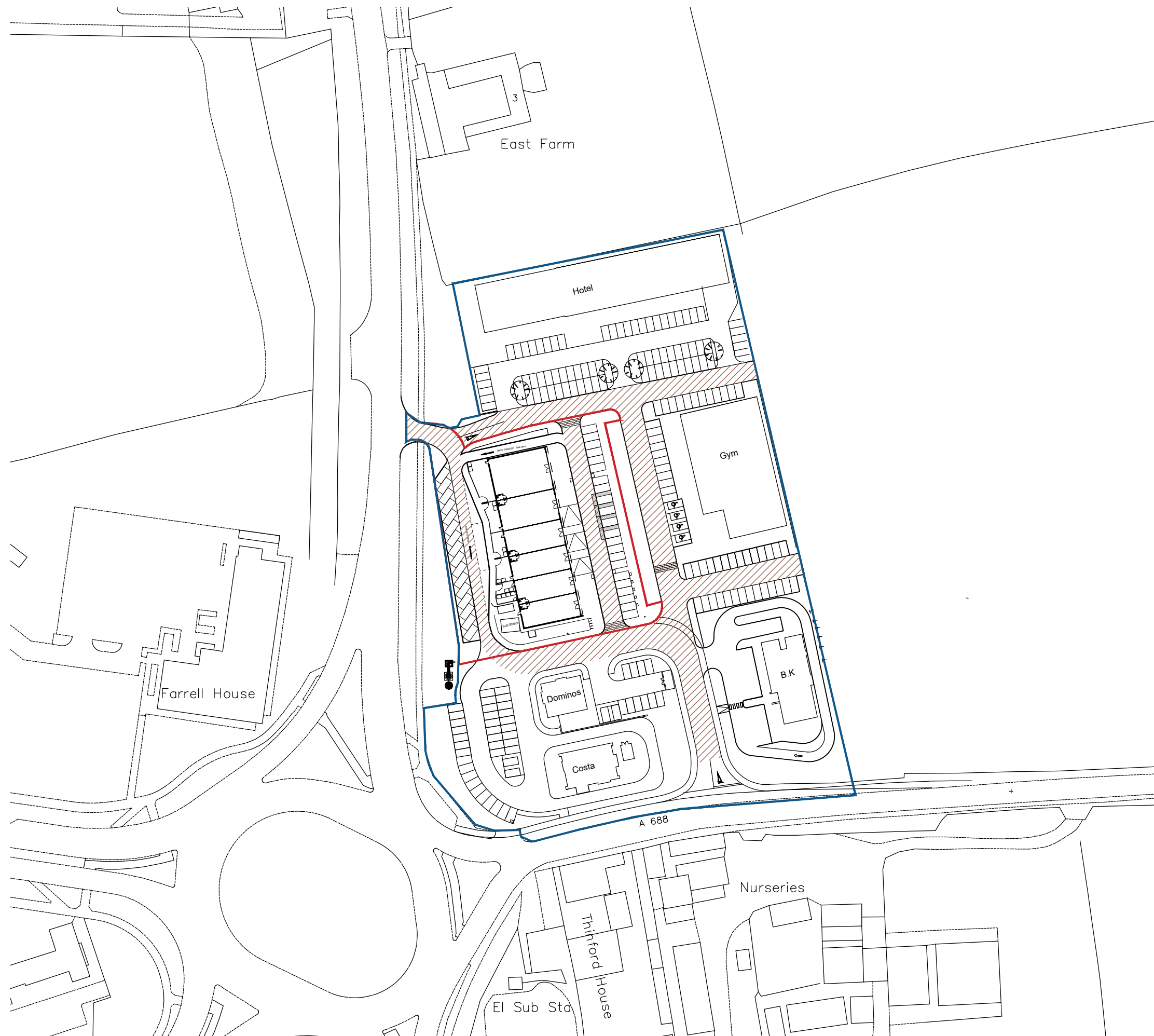


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- Do not scale from this drawing.
- All discrepancies to be reported.
- All dimensions to be checked on site.



Rev.	Date	Description	ME	CB		
		ESTATE HATCH UPDATED				
			Drawn	Checked		
Revisions:						
Purpose of Issue:						
INFORMATION						
Project:						
THINFORD RETAIL UNITS						
THINFORD						
Drawing Title:						
ESTATE PLAN						
Drawing No.:						
Project No.:	Originator:	Volume:	Level:	Type:	Role:	Number:
24117	EDG	V1	00	DR	A	0002
Project No.:	Scale:	A1	Drawn By:	Checked By:	Status:	Rev:
24117	1:1250	ME	CB	S3	P02	



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WIDER SITE



THINFORD PARK
RETAIL

A167
NORTH
TO DURHAM

A688
EAST TO **A1**

A688
WEST
TO SPENNYMOOR

A167
SOUTH
TO FERRYHILL

HOTEL

TOOLSTATION

HOWDENS

OneGym

SCREWFIX

Domino's

COSTA

BURGER KING

McDonald's

STARBUCKS

SUBWAY

GREGGS

EG
EuroGarages

KFC

DURHAMGATE



Traffic Counts (2016) approximately 30,000 daily vehicles taken from
3 counts on A688 (East/West) and A167 (North/South)