

# SMART4

REAL ESTATE CONSULTANCY



**Unit 1**  
**Durham City Retail Park**  
**Durham**  
**DHI 2HJ**



## **RETAIL WAREHOUSE UNIT AVAILABLE OPEN AI PLANNING CONSENT**

### **Location**

The premises are situated 2.5 miles west of Durham city centre in a well-established retail warehousing location. Dragonville Retail Park and Tesco Extra are in close proximity, along with the proposed Dragon Retail Park, c. 61,500 sq ft and the proposed Asda foodstore (45,000 sq ft net) along Dragon Lane.

Access to the city centre is provided a short distance to the north via the A690, which also links directly to J62 of the A1(M).

### **Description**

The premises form part of Durham City Retail Park, which extends to 193,000 sq ft and accommodates 12 retail and leisure operators including Currys / PC World, Spots Direct, Argos Extra and Pizza Hut. The scheme provides 880 car parking spaces.

### **Accommodation**

The premises comprise a purpose built retail warehouse unit designed over ground floor level, comprising the following approximate internal floor area, which is capable of division of up to 3 units from c. 20,000 sq ft:-

Ground Floor GIA: 6,091 sq m (65,561 sq ft)

### **Tenure**

The premises are available on a new lease for a term to be agreed, subject to 5 yearly reviews.

### **Rates**

All interested parties are advised to make their own enquires to the local council.

### **Viewing**

Please contact this office for further information or to arrange any inspections. Alternatively contact our join agent:

Rob Cane – CWM  
0113 320 8890  
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[WWW.SMART-4.CO.UK](http://WWW.SMART-4.CO.UK) | [@SMARTUKRETAIL](https://twitter.com/SMARTUKRETAIL)

For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

## UNIT I, DURHAM CITY RETAIL PARK, DURHAM, DH1 2HJ

