

Stonebridge Business Village



Exciting commercial opportunities in a busy edge of city location (subject to planning)

The Proposal

Our clients are looking to develop the eastern end of the site for hotel/leisure use, with the remainder benefiting from B1 office development. Individual offices from approximately 1,500 ft² to 5,000 ft²

or combinations within (total development 45,000 ft²) could be constructed on a bespoke basis.

Our clients would consider disposing of the offices on either a freehold or leasehold basis.

Schedule

Total area 2.52 hectares (6 acres)

SITE PLAN

Potential hotel/ leisure site	
Phase 1	B1 Offices
Phase 2	B1 Offices

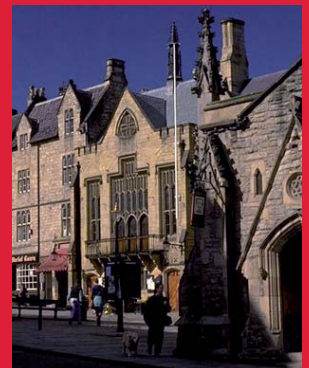
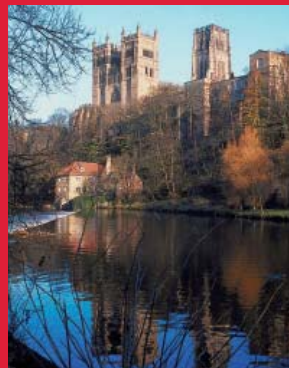


Location

Durham City lies just 2 miles west of the main A1M trunk road linking with Newcastle and Edinburgh in the north and Leeds and London in the south. Durham City is the commercial centre of the county, home to Durham University, the splendid World Heritage site of the Cathedral, a busy retail centre, as well as being a popular residential location benefiting from excellent schools.

The Stonebridge site is located just 1 mile west of Durham City on the main A690 road that gives direct access to the centre of Durham and ultimately linking to the east with the A1M at junction 62. The site is just west of Neville's Cross, an important road junction linking the A690 with the A167 (the old Great North Road). The A167 offers an alternative link to Newcastle in the north and Darlington to the south.

Durham railway station is located approximately 1 mile to the north east of the site. There is a regular bus service along the A690 into the centre of Durham. Durham Tees Valley Airport is situated 25 miles from the site and Newcastle International Airport is within 23 miles. Access to the main communication network is therefore excellent.



For further information contact the joint agents:



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