

FOR SALE / TO LET

HIGHLY PROMINENT OFFICE BUILDING ON LARGE PLOT WITH DEVELOPMENT POTENTIAL



No 1 DURHAMGATE

Green Lane, Spennymoor, DL16 6FY



4,780 sq ft



31 dedicated
parking spaces



Available
March 2027

Welcome to DurhamGate

a place for everyone

DurhamGate is one of the region's largest mixed-use developments and offers occupiers a range of flexible property solutions, for retail and leisure space, drive-thru, care home, offices, light industrial and family homes.

Having established itself as a thriving employment-led destination, DurhamGate is now home to a range of global, national and local brands, including Stanley Black & Decker, Boots, Thorn Lighting, Livin and Learning Curve.

DurhamGate also benefits from a range of local amenities including Marston's family pub, a petrol filling station and numerous fast food restaurants.

Strategically located in the heart of North East England DurhamGate benefits from high quality transport infrastructure, as well as superfast broadband, helping ensure seamless connections for both work and life.



44

Companies on-site



1,500+

Employees on-site



683

New homes



1,500+

Residents on-site



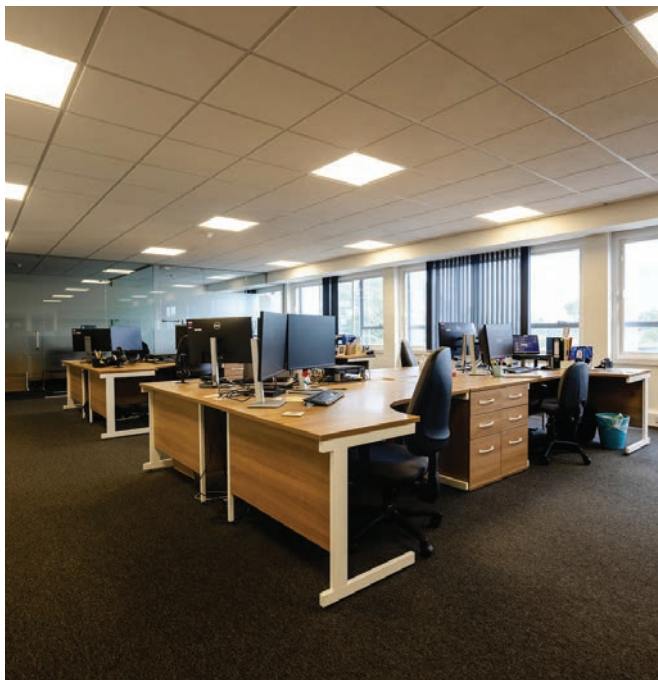
Specification

a place for everyone

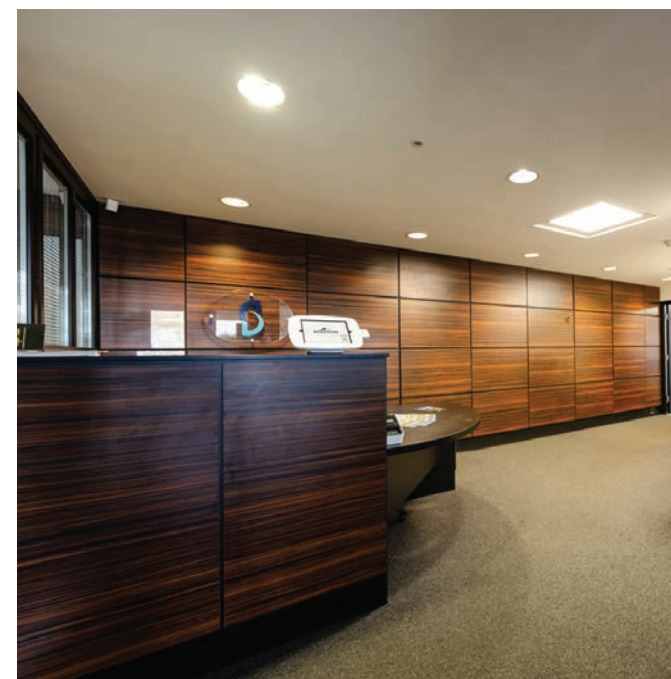
No 1 DurhamGate offers office occupiers the opportunity to lease refurbished office space from 1,260 - 4,780 sq ft in one of the region's prospering business communities.

Ready to occupy March 2027, No 1 DurhamGate is available to let on a floor by floor basis, as well as offering occupiers with the ability to take the whole building.

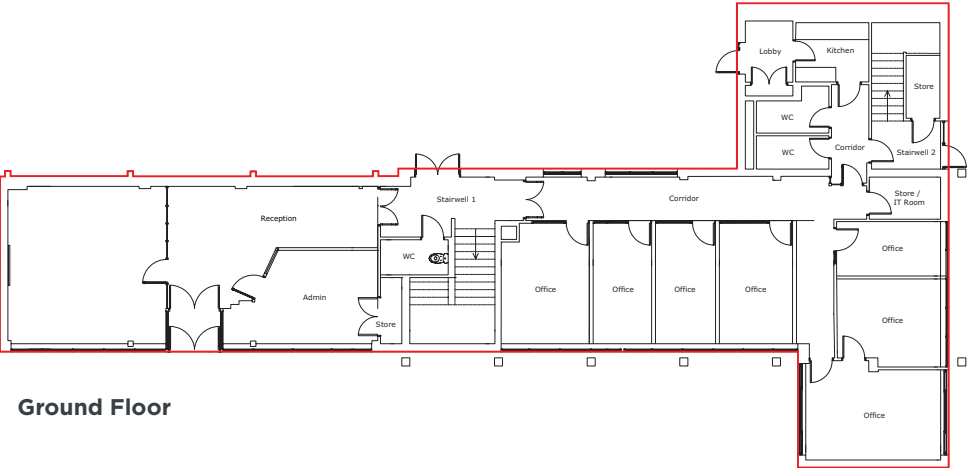
All of the office space is finished to a high specification with the flexibility to be fitted out to suit the specific needs of your business.



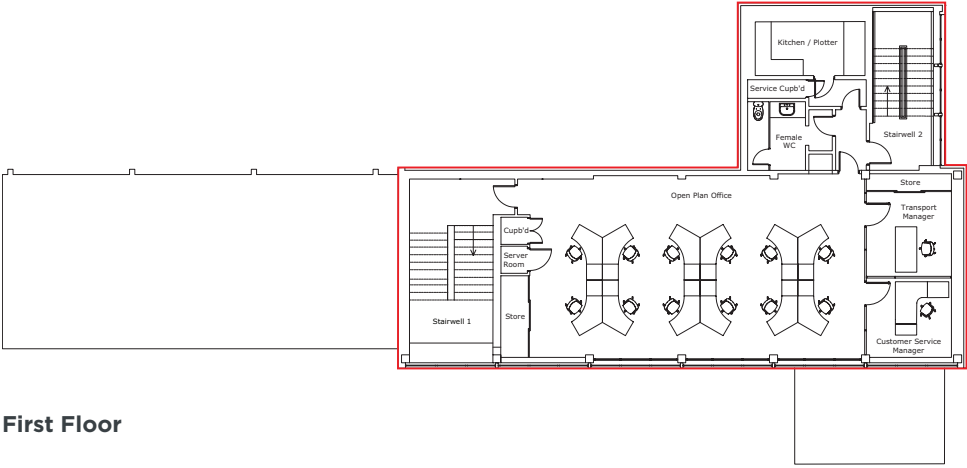
- ✓ Open Plan Space from 1,260 - 4,780 sq ft
- ✓ Flexible Floor Plates
- ✓ Kitchen & WC Facilities On Each Floor
- ✓ LED Lighting
- ✓ Extensive Glazing
- ✓ Executive Boardroom
- ✓ Private Entrance & Reception Area
- ✓ Access Control System
- ✓ Super Fast Broadband
- ✓ 31 Dedicated On Site Car Spaces + space for more



Floor Plans



Ground Floor

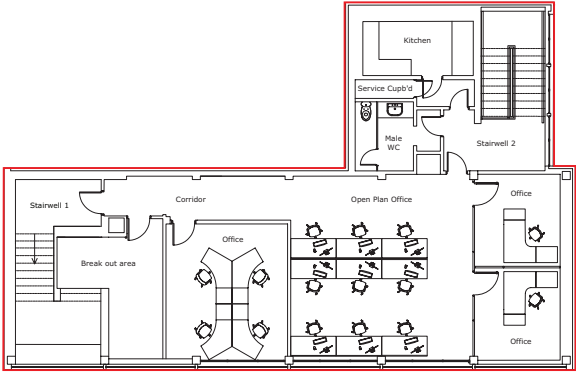


First Floor

Schedule of Areas Office Space

Ground Floor	2,240 sq ft (208 sq m)
First Floor	1,260 sq ft (117 sq m)
Second Floor	1,280 sq ft (118 sq m)
TOTAL	4,780 sq ft (444 sq m)

Dedicated Car Parking	31 spaces (1:174 sq ft) + space for more
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Second Floor

Development Opportunity

Prominent development opportunity at No 1 DurhamGate

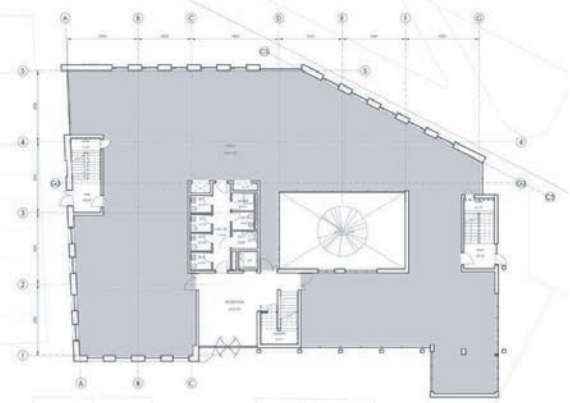
No 1 DurhamGate is a highly prominent building offering significant development potential for larger office accommodation or a range of alternative uses, subject to the necessary planning consents.

Development potential highlights

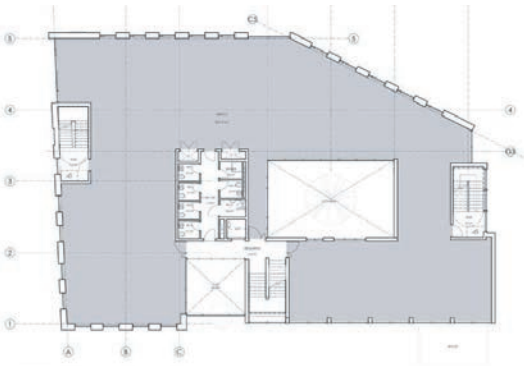
- Prominent position at a key junction
- **0.9 acres** with direct and convenient access
- Close to a range of leisure, food, convenience and roadside amenities
- High traffic exposure, with approximately **49,230 motor vehicles passing daily**

Level	NIA		GIA	
	m ²	ft ²	m ²	ft ²
00	576.7	6,207.6	720.1	7,751.2
01	561.9	6,048.3	688.7	7,413.2
02	561.9	6,048.3	689.2	7,418.6
Total	1,700.5	18,304.2	2,098.0	22,583.0

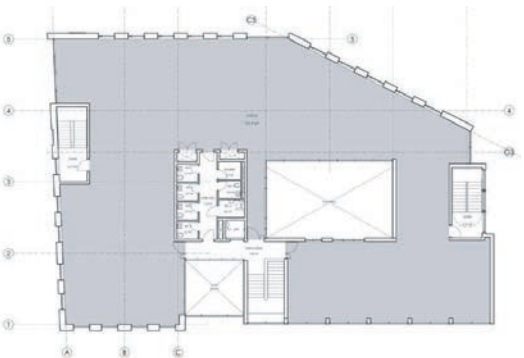
Net: Gross 81%



Level 0



Level 1



Level 2



Masterplan

No 1 DurhamGate
Refurbished Office Space
To Let From 1,260 to 4,780 sq ft

Development Plots

- 1 22.5 Acres Mixed Use Development
- 2 0.75 Acre Drive Through
- 3 14,225 sq ft Retail and Leisure
- 4 22,500 sq ft Grade A Offices

Occupiers

- 5 Adore Care Home
- 6 Learning Curve
- 7 Stanley Black & Decker
- 8 Green Hills Business Park
- 9 Sharpsmart
- 10 Enterprise City
- 11 Livin Housing Ltd
- 12 Durham County Council
- 13 Durham Police
- 14 Breedon Group
- 15 Thorn Lighting
- 16 CHEP
- 17 Fire Station

Amenities

- 18 Marston's Pub
- 19 Costa Coffee
- 20 Domino's Pizza
- 21 McDonald's
- 22 Starbucks
- 23 Petrol Station (Inc Subway & Greggs)
- 24 KFC
- 25 Burger King
- 26 Coach & Horses Pub
- 27 One Gym

Residential

- 28 Acorns - 120 Homes
- 29 Taylor Wimpey - 269 Homes
- 30 Eve Lane Executive Homes - 28 Homes
- 31 Persimmon - 153 Homes
- 32 Livin - 39 Bungalows
- 33 Livin - 19 Homes



Occupiers

a place for everyone

DurhamGate's reputation as a successful mixed-use destination is stronger than ever and the range of local, regional, national and international brands that choose to operate from here are testament to this.

The scale of opportunity, quality of environment and strategic location that has attracted these companies means anyone considering locating in the North East should put DurhamGate on their shortlist.

- Learning Curve
- Stanley Black & Decker
- G4S
- Sharpsmart
- Park Electrical
- Livin Housing Ltd
- Thorn Lighting
- Durham Police
- Breedon
- Adore Care
- Marston's



The Region

Located 5 miles south of Durham City, between the conurbations of Tyneside & Teesside, DurhamGate is perfectly located for employment and enjoyment.



By Car

Situated adjacent to the A167

5 mins	▶ To Junction 61 of the A1(M)
10 mins	▶ To Sedgefield
11 mins	▶ To Bishop Auckland
12 mins	▶ To Durham
21 mins	▶ To Stockton-on-Tees
24 mins	▶ To Hartlepool
40 mins	▶ To Newcastle



By Train (From Durham)

12 mins	1 hr 40 mins
To Newcastle Central	To Edinburgh
40 mins	2 hrs 40 mins
To Newcastle Airport	To King's Cross



Demographics

a place for everyone

With over half a million people living within 10 miles, DurhamGate sits at the heart of the region and offers easy access to high-quality skills and employment across a broad range of sectors.

This is complemented by the talent pool created by the region's five universities, including the world-class Russell Group University of Durham, all of which are home to 105,000 students.



49,000
City residents



36,000
Working residents



124,000
Residents within five miles



3.8m
Visitors annually



2.56m
People within 60 miles



17,500
Durham University Students





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WWW.DURHAMGATE.COM

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This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract. July 2026.