



# Festival Walk | Spennymoor

Artist's impression of units available from late 2021 / early 2022

**TO  
LET**



**Refurbished units available - from 683 sq ft to 4,289 sq ft**



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## Location

Festival Walk is located in the heart of Spennymoor Town with good transport links to the A1(M).

The surrounding estate is predominantly retail, leisure and residential uses and the units will sit beside a brand new Aldi development

Currently undergoing a major refurbishment this is a well located site with a range of refurbished units.

The units will be ready for occupation by late 2021/early 2022 but are available to be reserved immediately.

The units range from from 683 sq ft to 4,289 sq ft and can be combined.

## The refurbishment works will include the following specification:

- Over cladding to roof including gutters, downpipes, fascias to front and rear
- Aluminium shop fronts and doors to front elevation
- UPVC windows to ribbon windows to the rear elevation
- Internal security shutters
- New electrical distribution board to each unit
- New steel door sets to rear elevation

## Tenure

The units are available To Let by way of new FRI leases and full terms are available upon request

## EPC

To be confirmed once refurbishment works are completed.

Unit 9	Ground floor 1,315sq ft	1st floor 1,315 sq ft	Total 2,630 sq ft	Rental £25,000 per annum exclusive
Unit 11 (if split)	Ground floor 738 sq ft			Rental £12,500 per annum exclusive
Unit 12 (if split)	Ground floor 727 sq ft			Rental £12,500 per annum exclusive
Unit 13 (if split)	Ground floor 606 sq ft	1st floor 2,111 sq ft	Total 2,717 sq ft	Rental £18,500 per annum exclusive
Units11-13 (whole)	Ground floor 2,178 sq ft	1st floor 2,111 sq ft	Total 4,289 sq ft	Rental £35,000 per annum exclusive
Units 15-17	UNDER OFFER			
Unit 19	Occasions Cards			
Unit 21	Hindhaugh Opticians			
Unit 23	Ground floor 683 sq ft			Rental £12,500 per annum exclusive
Unit 25	Ground floor 719 sq ft			Rental £12,500 per annum exclusive

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