

LIONS GATE

at
LAMBTON PARK

Office units

14 units from 377sq.ft. – 2,303sq.ft



Available Late 2026

A new office and retail development
at the heart of Lambton Park, the historic
seat of the Earls of Durham.



LAMBTON
PARK

Lions Gate will be the commercial heart of Lambton Park. Extending to 3 storeys, the Grade A Office space occupies the first and second floors and offers a variety of suites.

With completion expected late 2026, Lions Gate is of traditional construction, sympathetic to the heritage of Lambton Park and wider design code for the Estate.



Expressions of interest are now being sought for the first and second floor offices providing a total of **14 units** ranging from **377sq.ft. – 2,303sq.ft.**





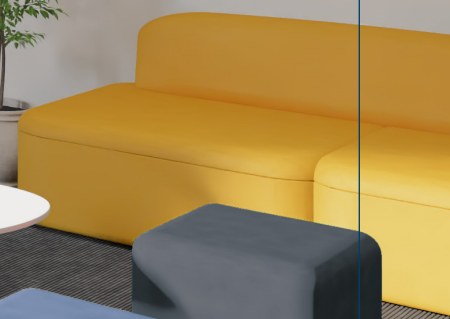


2026 February

M	T	W	T	F	S	S
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

RENDERWORKS
ORBITAL
BLACKFRAME CO.
STRATAFOLD
FORMARIS
INFINITY

2



Lambton Park lies approximately 1 mile from J63 of the A1(M), providing immediate access to national routes and the nearby cities of Newcastle and Durham.

Sunderland and the A19 are also within easy reach - just few miles to the east.



A1 (M)
1 mile



A19
4 miles



Chester-le-Street Station
4 miles



Durham Station
9 miles



Lambton Park, the ancestral seat of the Earls of Durham, with a heritage stretching back to the 11th Century and a distinct sense of place, is one of the most intriguing historic places in the region.

Today, Lambton Park is entering a new chapter with an award-winning development of beautiful homes bringing new life to this remarkable setting, while remaining sympathetic to its heritage.

Lions Gate is a key part of the exciting evolution of Lambton Park. Positioned at the heart of the development, it will provide a new commercial and retail destination in this exceptional location, combining contemporary space and amenities with the enduring character that defines the Estate.





Specification



Sustainable energy sources

Air source heat pumps and solar panels



High energy performance

All units are targeted EPC A



Open-plan design

Versatile spaces with good natural light and LED lighting



Private parking

Parking space allocations for each unit



Easy IT installation

Raised access floors (1st floor)



Accessibility

Passenger lift to all floors



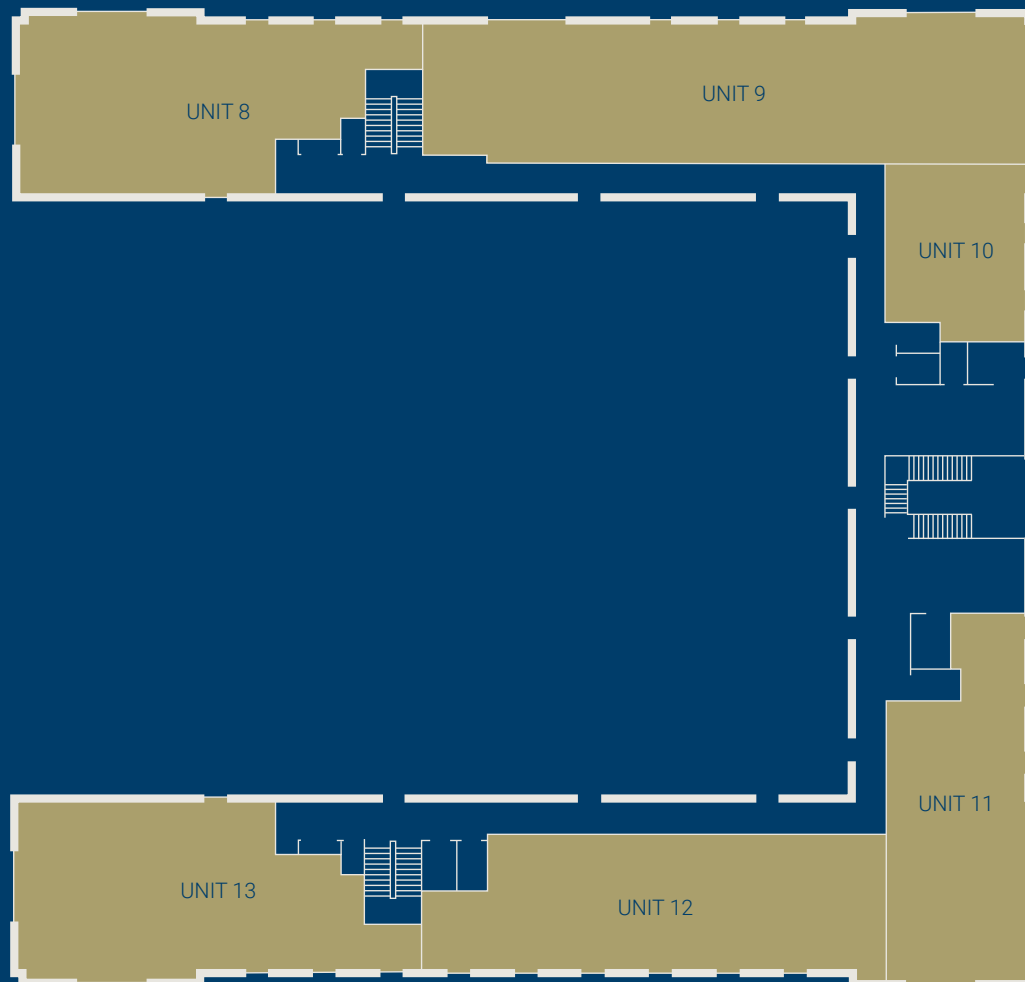
Communal facilities

Kitchenette and breakout areas with wifi and shared WCs

First floor

The first floor provides six suites from 667sq. ft. – 2,303sq.ft. served with a passenger lift. Communal breakout and social areas are provided overlooking the plaza and orchard.

Unit	Sq m	Sq ft
8	151	1,625
9	214	2,303
10	62	667
11	120	1,292
12	156	1,679
13	151	1,625
TOTAL	854	9191

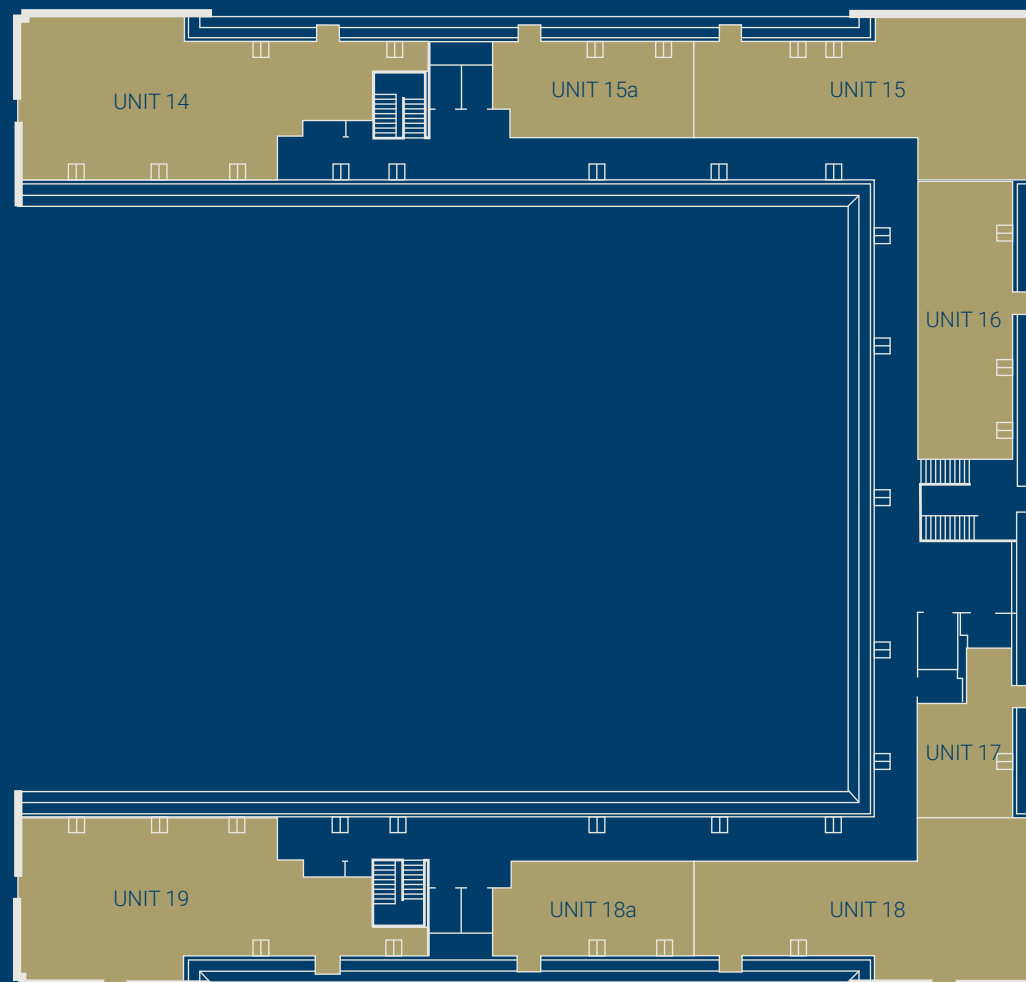


Second floor

The second floor provides eight suites from 377sq.ft. – 1,345sq.ft. served with a passenger lift. This floor incorporates high ceilings and a number of architectural features and characteristics.

The suites provide natural light by way of a combination of Velux, sliding sash and dormer windows. Communal breakout and social areas are provided overlooking the plaza and orchard.

Unit	Sq m	Sq ft
14	125	1,345
15	107	1,152
15a	49	527
16	68	732
17	35	377
18	107	1,152
18a	49	527
19	125	1,345
TOTAL	665	7157



Contact Details

All viewings are strictly by prior appointment through joint agents:

Chris Farlow

M: 07526 168 475

E: chrisf@carvergroup.co.uk

CARVERS
COMMERCIAL & SURVEYING

Michael Downey

M: 07711 767 423

E: mdowney@parkerknights.co.uk

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