

UNIT AVAILABLE
TO LET

GEMINI
POINT

UNIT FOUR 5,088 SQ FT



-  8M EAVES HEIGHT
-  ELECTRIC ROLLER SHUTTER DOORS
-  FLOOR LOADING OF 50 KN/M2
-  THREE-PHASE ELECTRIC
-  DEDICATED PARKING
-  CYCLE PARKING
-  EV CHARGING
-  BESPOKE FIT OUT AVAILABLE

BRACKEN HILL BUSINESS PARK
PETERLEE SR8 2RS

LOCATION

Bracken Hill Business Park is an established industrial and commercial location which benefits from exceptional transport links, located just off the A19. Providing easy access to the rest of the North East.

Bracken Hill Business Park is situated within the wider Peterlee Industrial Estate which is home to a range of occupiers including Caterpillar, Screwfix, Toolstation, Howdens, NSK Bearings Europe.

PETERLEE	8 MIN DRIVE
SUNDERLAND	23 MIN DRIVE
DURHAM	24 MIN DRIVE
MIDDLESBOROUGH	26 MIN DRIVE
NEWCASTLE UPON TYNE	35 MIN DRIVE
NEWCASTLE INT AIRPORT	39 MIN DRIVE



DESCRIPTION

Newly-built flexible industrial/warehouse units finished to a shell specification. The units provide 8m eaves and the opportunity for bespoke fit out and supplemental services and installations tailored to each individual requirement. Floor Area (GIA – 5,088 sq ft.)



TENURE

The property will be leasehold on a full repairing and insuring basis subject to the terms agreed.

RENT

From £38,200 per annum (subject to terms).

VAT

Rent is subject to the addition of VAT.

SERVICE CHARGE & INSURANCE

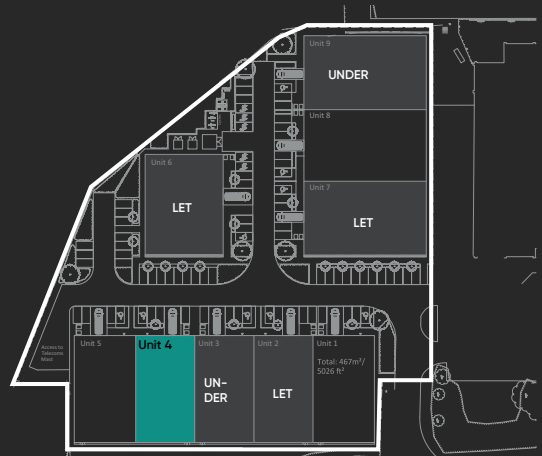
£3,460 per annum (2024 budget).

BUSINESS RATES

The property is yet to be assessed by the Local Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred based on the transaction.



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