FOR SALE

Modern Detached Office Building

3 Fern Court, Bracken Hill Business Park, Peterlee SR8 2RR

- Established Business Park Location
- Excellent Road Links
- Detached 2 Storey Building
- Refurbished Suites & Common Areas
- Dedicated Car Parking Allocation for approx. 30 vehicles
- Approx. 616 m^2 (6,630 sq ft)
- **£495,000 plus vat**

Contact: Tim Carter

Email: tim@cpne.co.uk

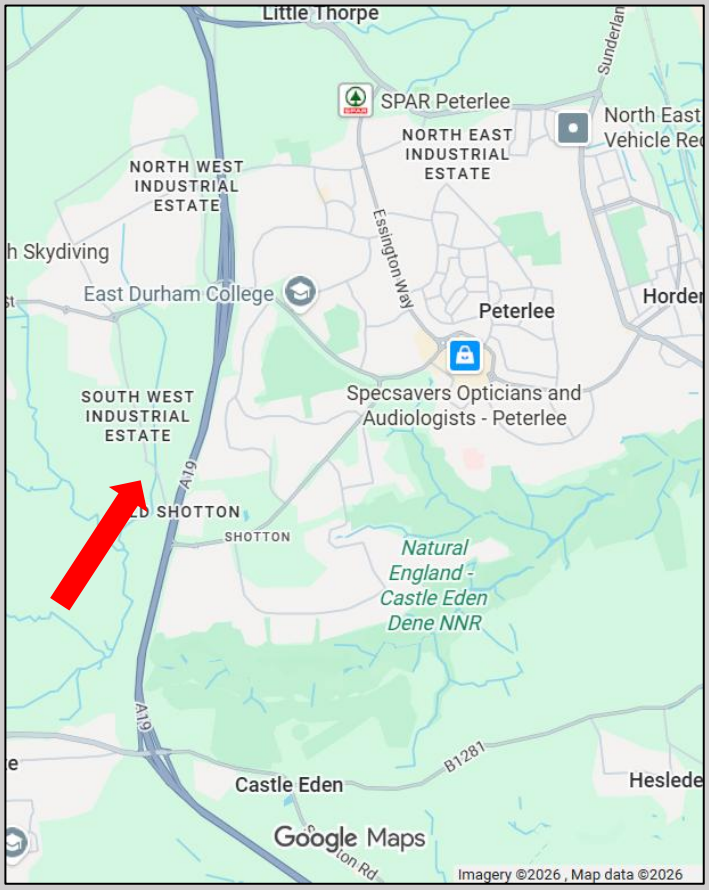
Tel: 01642 704930

Connect Property North East

LOCATION

The property is located on Fern Court, Bracken Hill Business Park, Peterlee, County Durham. Access to Peterlee and the regional and national road network is provided via Whitehouse Way and Shotton Lane which in turn links with the A19(T).

Peterlee is approximately 10 miles east of the A1(M) with excellent road access both north and south. Newcastle upon Tyne is approximately 23 miles to the north, Sunderland is circa 11 miles to the north and Durham 11 miles to the west.



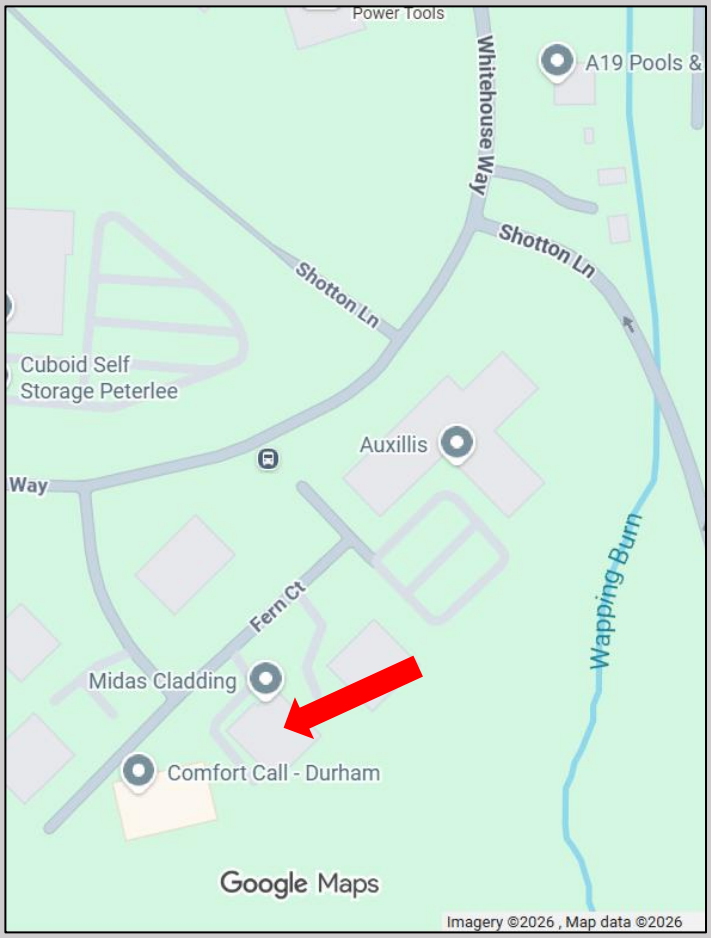
DESCRIPTION

The premises comprise high quality refurbished office accommodation with the following specification:

- Air Conditioning
- Suspended Ceiling
- LED Lighting
- Passenger Lift
- Glazed Feature Reception
- Floor Boxes for Power & Data
- Kitchen
- Male, Female and Accessible WC
- Double Glazed Windows

ACCOMMODATION

Suite	Size
Ground Floor	308 m^2 (3,315 sq ft)
First Floor	308 m^2 (3,315 sq ft)
Total	**616 m^2 (6,630 sq ft)**



TERMS

The building is For Sale on a Long-leasehold basis by way of an existing lease expiring 30 March 2172 (approx. 146 years remaining) at an asking price of £495,000 plus vat.

RATING ASSESSMENT

Ground Floor RV : £24,000
First Floor RV : £25,000

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930
Email: tim@cpne.co.uk

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