



Sanderson
Weatherall

TO LET Ground and First Floor Office



Part Ground and First Floor Office, 4 Fern Court, Bracken Hill Business Park, Peterlee SR8 2RR

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Full Repairing and Insuring Lease

Term of years to be agreed

Subject to contract

Location

Fern Court is located on Bracken Hill Business Park in Peterlee, in the North East of England. Immediate 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. Peterlee is located on the A19 approximately 10 miles east of the A1(M), benefitting from excellent road access both north and south. Newcastle upon Tyne is approximately 23 miles to the north west, Sunderland is circa 11 miles to the north and Durham 11 miles to the west.

Description

The premises comprise part ground floor and first floor open plan office accommodation. The premises are of steel framed construction with brick cladding elevations and a glass cladding entrance under a pitched roof. The office specification includes recessed flooring, perimeter heating, suspended ceiling incorporating recessed lighting and intruder alarm.

In the common area the office benefits from shared WC facilities and lift to first floor. Externally the unit benefits from designated car parking spaces.

Accommodation

Description	Sq m	Sq ft
Part Ground Floor	236	2,540
First Floor	485	5,222
Total	721	7,762

Lease Terms

The accommodation is available by way of a new Full Repairing and Insuring lease via a service charge for a term of years to be agreed at a rent of £6 psf equating to £15,240 per annum on the ground floor and £31,332 per annum on the first floor.

Energy Performance Certificate

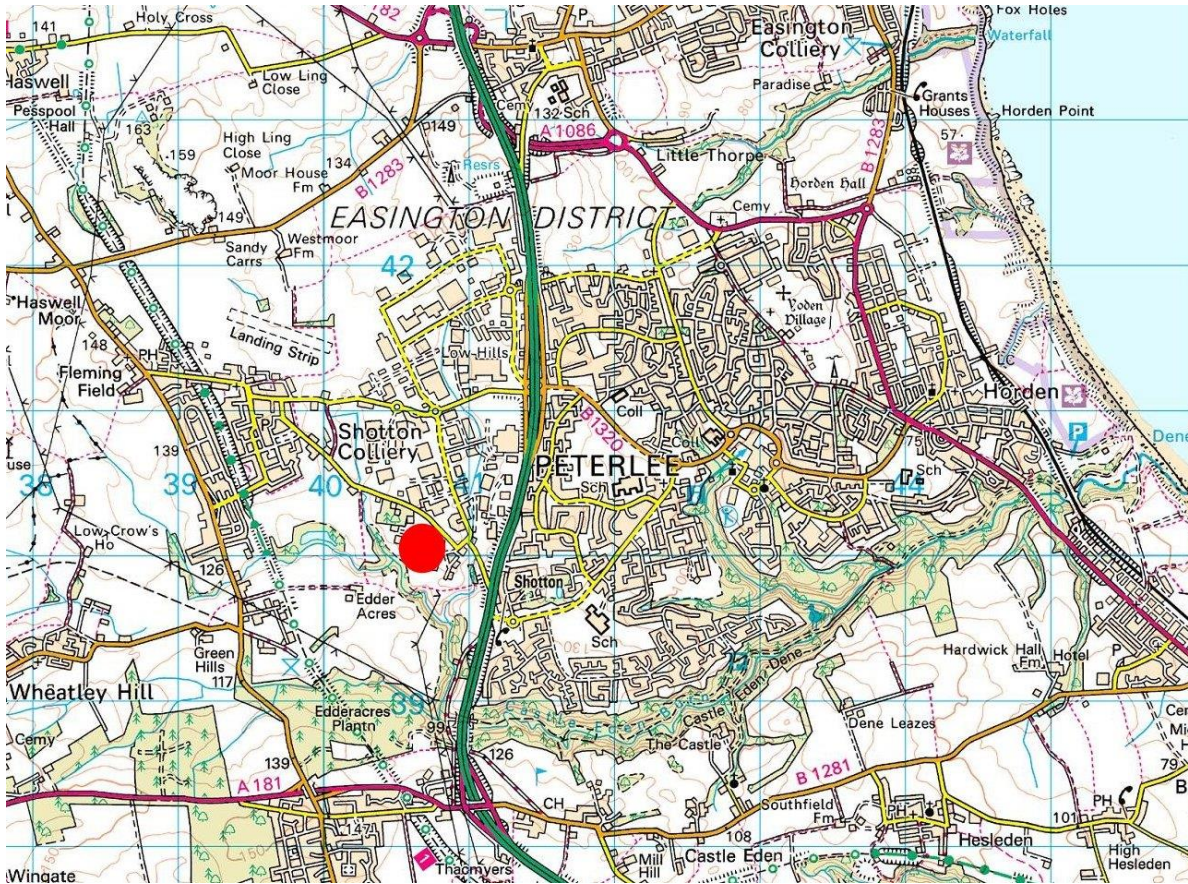
The premises has an EPC rating of Band E (116). A full copy of the EPC is available if required.

Legal Costs

Each party to bear their own legal costs incurred in the transaction with any VAT thereon.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT.



Viewings and further information
Strictly by prior appointment with the agents:

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