

READY FOR
OCCUPATION

GEMINI

POINT

NEW BUILD INDUSTRIAL UNITS TO LET

From 5,065 sq ft (470 sq m) - 7,289 sq ft (678 sq m)

Gemini Point, Birchwood Drive,
Bracken Hill Business Park, Peterlee, SR8 2RS

SPECIFICATION

Flexible industrial / warehouse units finished to a shell specification, with the key points highlighted below. We have the unique ability and opportunity for bespoke fit out and supplemental services and installations tailored to each individual requirement.



8m eaves to haunch



Dedicated parking to all units



Units can be combined



Onsite cycle parking



Electric roller shutter



EV Charging



Standard W/C block



Bespoke fit out available



3 phase electric



Expected floor loading of
25/kn sq m

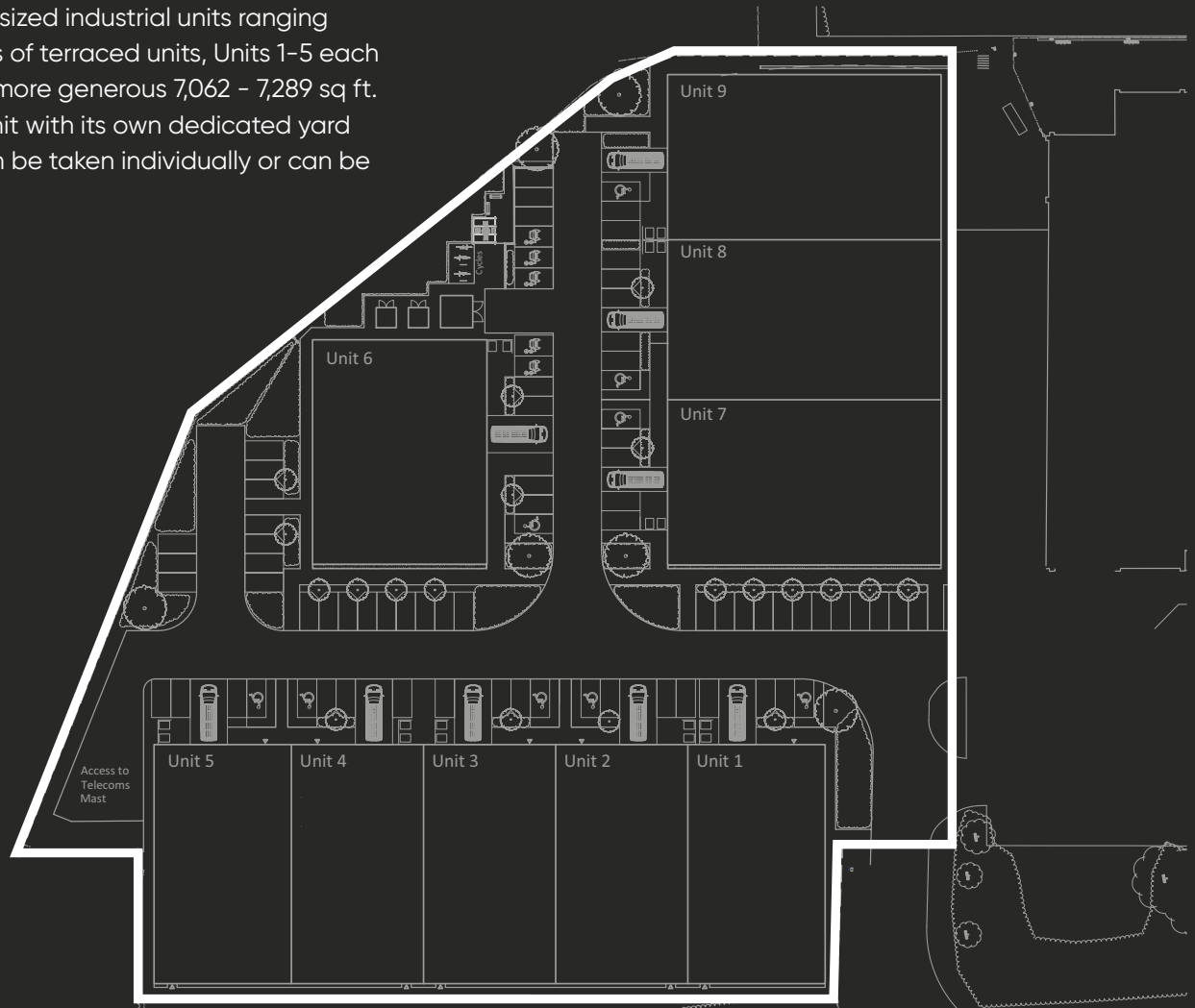


CGI image for illustrative purposes only

ACCOMMODATION

Gemini Point provides an array of brand new, medium sized industrial units ranging from 5,065 to 7,289 sq ft. Gemini Point offers two blocks of terraced units, Units 1-5 each providing 5,065 – 5,246 sq ft whilst Units 7-9 provide a more generous 7,062 – 7,289 sq ft. Gemini Point is also home to a detached 6,286 sq ft unit with its own dedicated yard which is situated towards the rear of the site. Units can be taken individually or can be combined to offer a bigger space if required.

Unit 1	5165 sq ft	479 sq m
Unit 2	5065 sq ft	471 sq m
Unit 3	5074 sq ft	471 sq m
Unit 4	5088 sq ft	473 sq m
Unit 5	5246 sq ft	487 sq m
Unit 6	6286 sq ft	584 sq m
Unit 7	7267 sq ft	675 sq m
Unit 8	7062 sq ft	656 sq m
Unit 9	7289 sq ft	677 sq m



LOCATION

Peterlee continues to play a vital role in terms of attracting and retaining international business interests and fostering local entrepreneurial growth.

Its offer is based upon key sites for employment-generating businesses at North West and South West Industrial Estates (to the west of the A19) and the town centre itself.

Peterlee is a well-established and prominent location for manufacturing and engineering businesses and is a prominent location in the North East property market for employment land and business premises. This offers a foothold in the market to capture new investment in the emerging renewables, advanced manufacturing and ultra low carbon industries.

Bracken Hill Business Park provides modern, well-specified buildings in an attractive landscaped environment. It lies within the former East Durham Enterprise Zone, minutes from the A19 which runs through the town towards Sunderland. Access to the A1(M) is approx. nine miles West.





- 23 miles to Newcastle ●
- 19 Miles to Middlesbrough ●
- 10 miles to Durham Rail Station ●
- 18 miles to Port of Tyne ●
- 7 miles to Port of Seaham ●
- 11 miles to Teesport ●
- 28 miles to Newcastle Airport ●
- 26 miles to Teesside Airport ●

NEW BUILD UNITS

TENURE

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

SERVICE CHARGE

The units will be attributed a service charge. Details of which will be available on request.

LEGAL COSTS

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

BUSINESS RATES

Business rates will be applicable and assumed rate level can be reviewed on application.

VAT

All figures quoted are exclusive of VAT, which will be payable.

RENTAL

Details are available upon application.

GEMINI POINT

NEW BUILD INDUSTRIAL UNITS TO LET

From 5,065 sq ft (470 sq m) – 7,289 sq ft (678 sq m)

Gemini Point, Birchwood Drive,
Bracken Hill Business Park, Peterlee, SR8 2RS

CONTACT US

If you're interested in Gemini Point please get in touch



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

ROB WOOLLEY

rwoolley@fi-rem.com
07554 224 340



NICK ATKINSON

nick@htare.co.uk
0191 245 1234 | 07950 319060

RUSSELL TAYLOR

russell@htare.co.uk
0191 245 1234 | 07710 735566

SIMON HILL

simon@htare.co.uk
0191 245 1234 | 07855 834467



JAMES PAIN

james.pain@frewpain.co.uk
0191 229 9517 | 07841 871 710

0191 229 9517
www.frewpain.co.uk

FI Real Estate Management Ltd (FIREM) for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but most satisfy themselves by inspection or otherwise as to the accuracy (iii) no person in the employment of FIREM or any joint agency has any authority to make or give any representations or warranty whatever in relation to this property. May 2023.