

UNIT AVAILABLE  
**TO LET**

**GEMINI**  
POINT

**UNIT FOUR 5,088 SQ FT**



-  8m EAVES HEIGHT
-  ELECTRIC ROLLER SHUTTER DOORS
-  FLOOR LOADING OF 50 KN/M<sup>2</sup>
-  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.

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



## 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

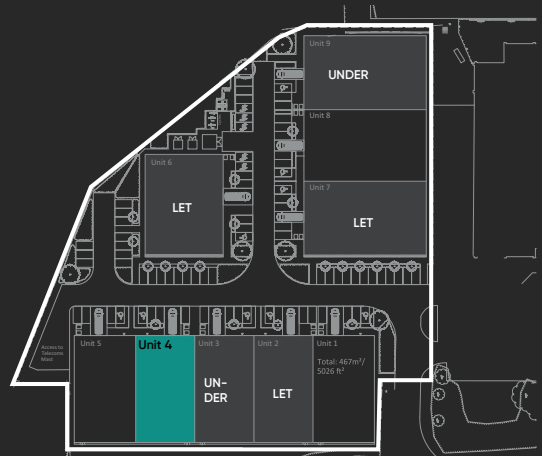
£3,460 per annum (2024 budget).

## 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.



## CONTACT US



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