

# Hive

INTRODUCTORY  
INCENTIVES AVAILABLE



## TO LET

Hybrid & flexible office  
space available

### Office suites

from 187 - 642 sq ft  
starting at £280 pcm

### Hybrid units

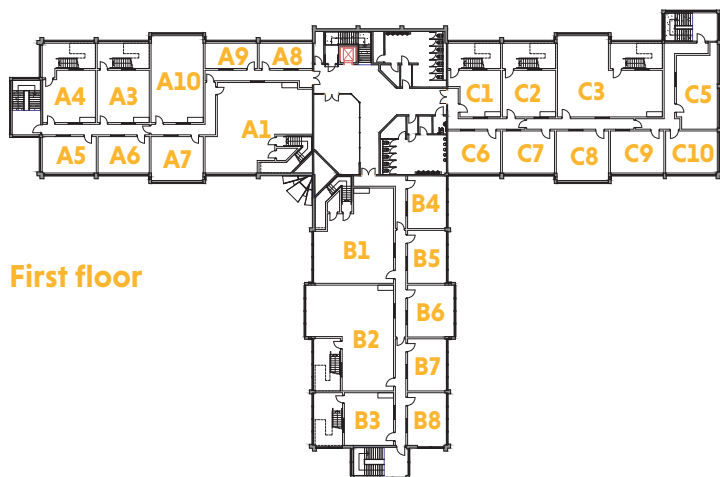
991 - 3,393 sq ft  
starting at £744 pcm

Wear House, Bracken Hill Business Park, Birchwood Drive, Peterlee. SR8 2RS

# Accommodation



Ground floor
















First floor

Block	Ground floor	1st floor	Total
A1	1,953	1,235	3,188
A2	1,088	-	1,088
A3	971	585	1,556
A4	970	592	1,562
A5	-	277	277
A6	-	264	264
A7	-	324	324
A8	-	190	190
A9	-	187	187
A10	-	642	642
B1	1,957	1,088	3,045
B2	2,160	1,233	3,393
B3	982	585	1,567
B4	-	279	279
B5	-	280	280
B6	-	331	331
B7	-	275	275
B8	-	278	278
C1	972	498	1,470
C2	914	555	1,469
C3	2,132	1,150	3,282
C4	991	-	991
C5	-	432	432
C6	-	315	315
C7	-	311	311
C8	-	366	366
C9	-	318	318
C10	-	307	307

All measurements are in sq ft

Unit Let

# Features

-  Independent roller shutter or double door access for hybrid units
-  High specification fit out
-  Bespoke telecoms packages available
-  Free shared broadband
-  Secure site with monitored CCTV
-  24hr access
-  Energy efficient building
-  Cycle store
-  Communal break out space
-  LED lighting throughout
-  Free parking
-  Free furniture available for offices subject to availability
-  On site building manager



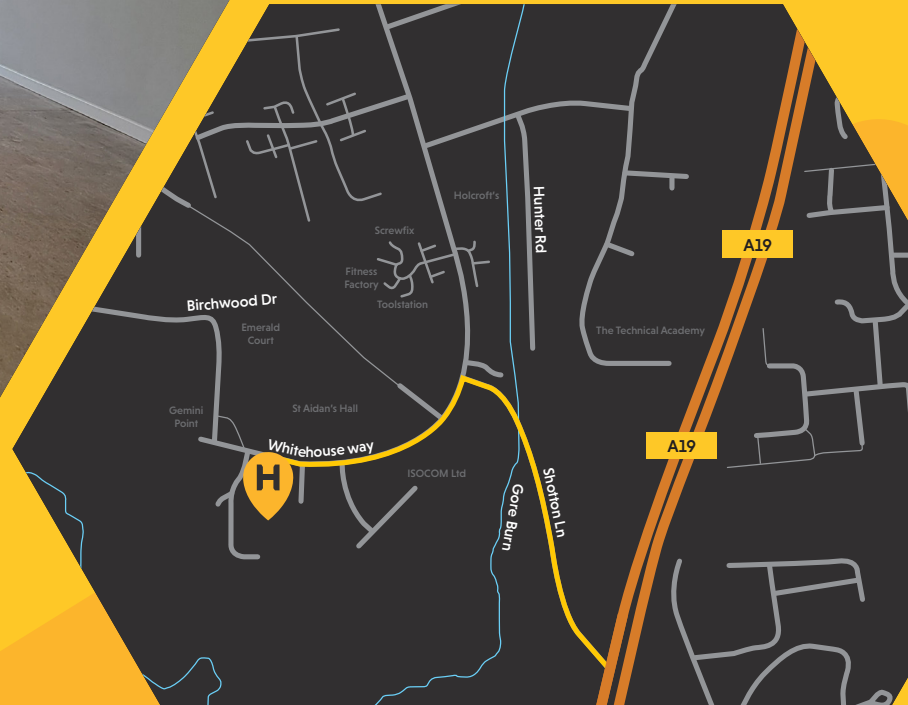


## Location

The property is situated to the south of Peterlee Industrial Estate benefitting from great accessibility to surrounding areas via the A19 which is less than half a mile away.

## Drive times

<b>Peterlee</b>	8 mins	<b>Middlesbrough</b>	26 mins
<b>Sunderland</b>	23 mins	<b>Newcastle upon Tyne</b>	35 mins
<b>Durham</b>	24 mins	<b>Newcastle Int Airport</b>	39 mins



## Rent

Available on application.

## Telecoms/broadband

Bespoke telecoms and internet packages available.

## Business rates

Occupiers are advised to make their own enquiries with the local authority, visit [durham.gov.uk/business-rates](http://durham.gov.uk/business-rates).

## Service charge

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

## EPC

EPC rating B

## VAT

VAT is charged on the rent and service charges.

## Terms

Hybrid units are available on effective full repairing and insuring leases for a term of years to be agreed.

Office suites are available on short term agreements on an all inclusive basis.

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Birchwood Drive, Peterlee. SR8 2RS.



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## A development by



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## Misdescription act

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