

**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



Units can be combined



Electric roller shutter



Standard W/C block



3 phase electric



Dedicated parking to all units



Onsite cycle parking



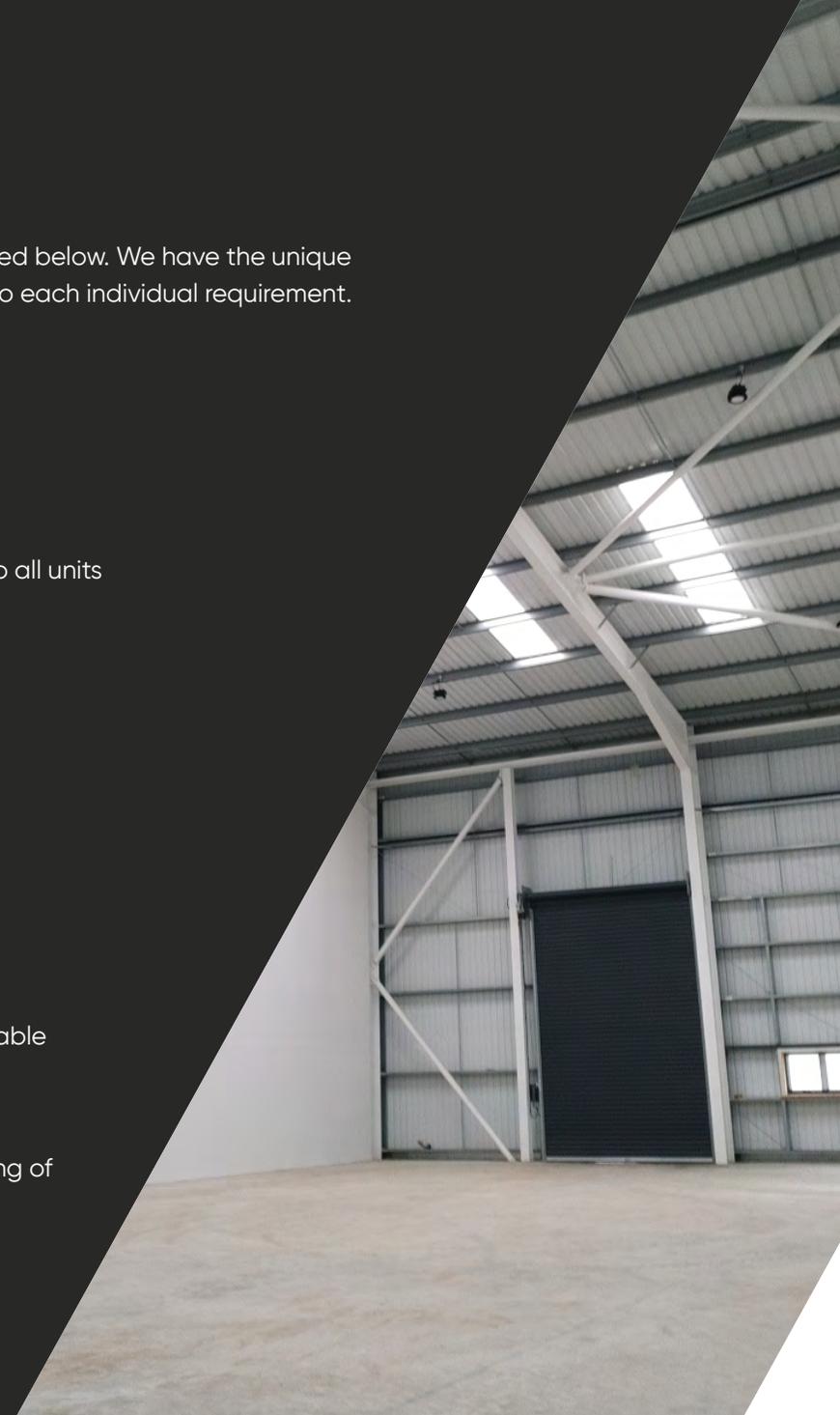
EV Charging



Bespoke fit out available



Expected floor loading of 25/kn sq m



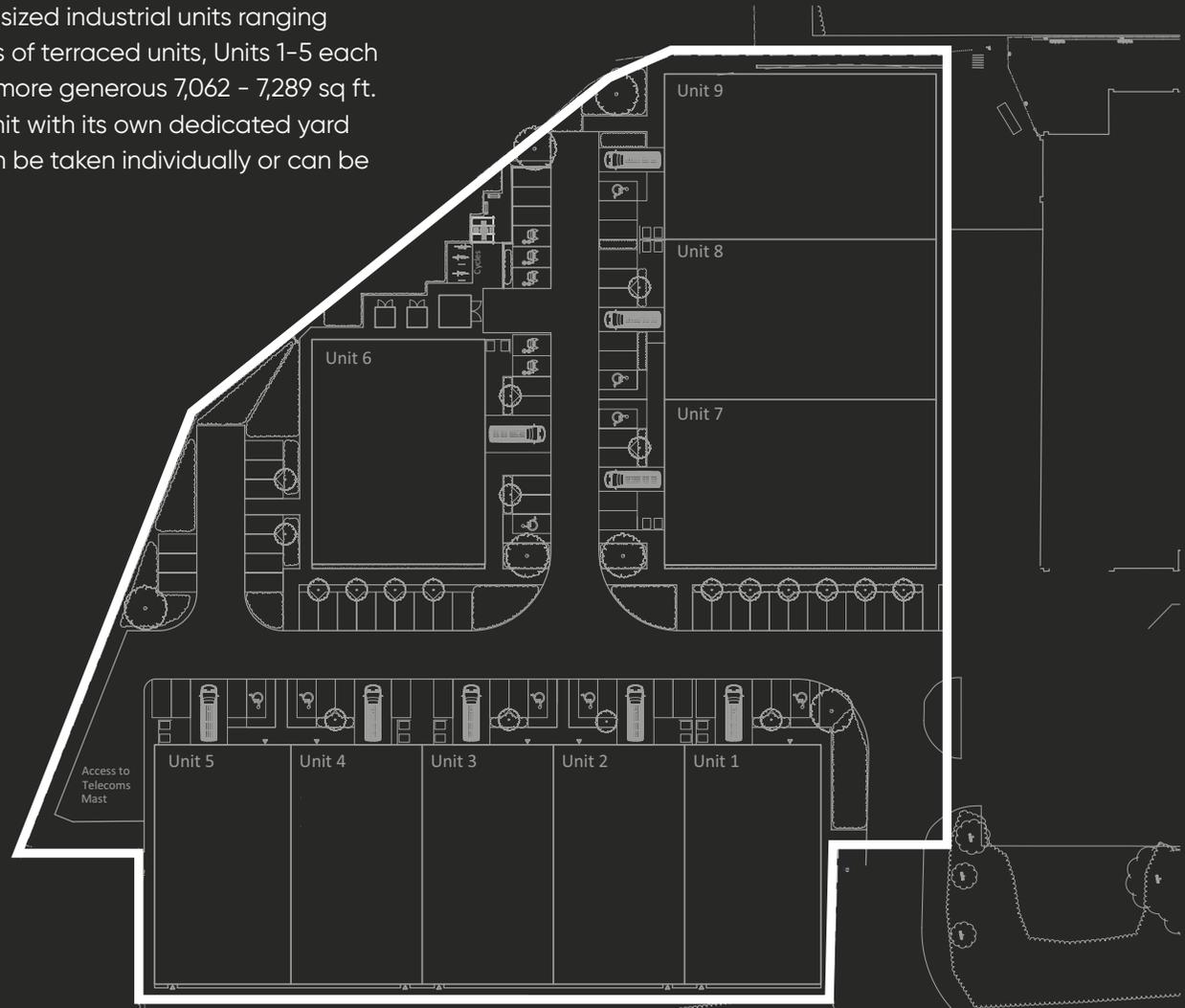


CGI image for illustrative purposes only

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



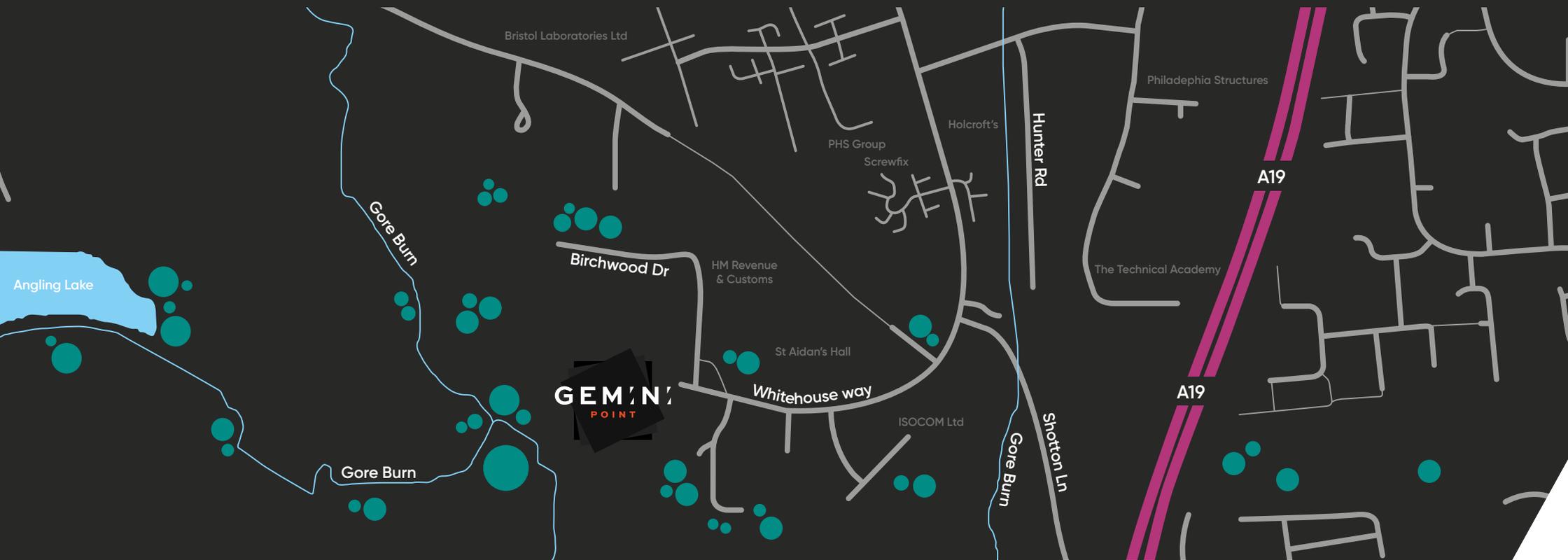
LOCATION

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.

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CONTACT US

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



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