

SPECIFICATION

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.



8m eaves to haunch



Electric roller shutter



3 phase electric



Onsite cycle parking



Bespoke fit out available



Units can be combined



Standard W/C block



Dedicated parking to all units



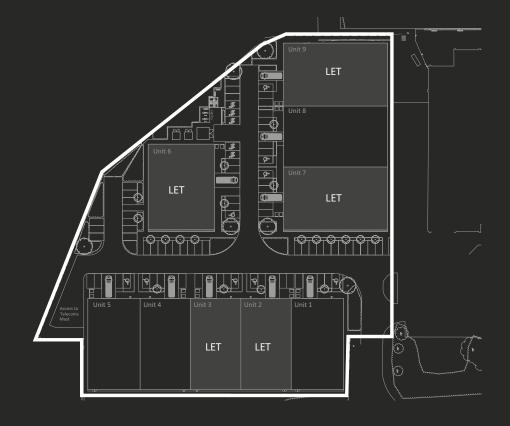
EV Charging



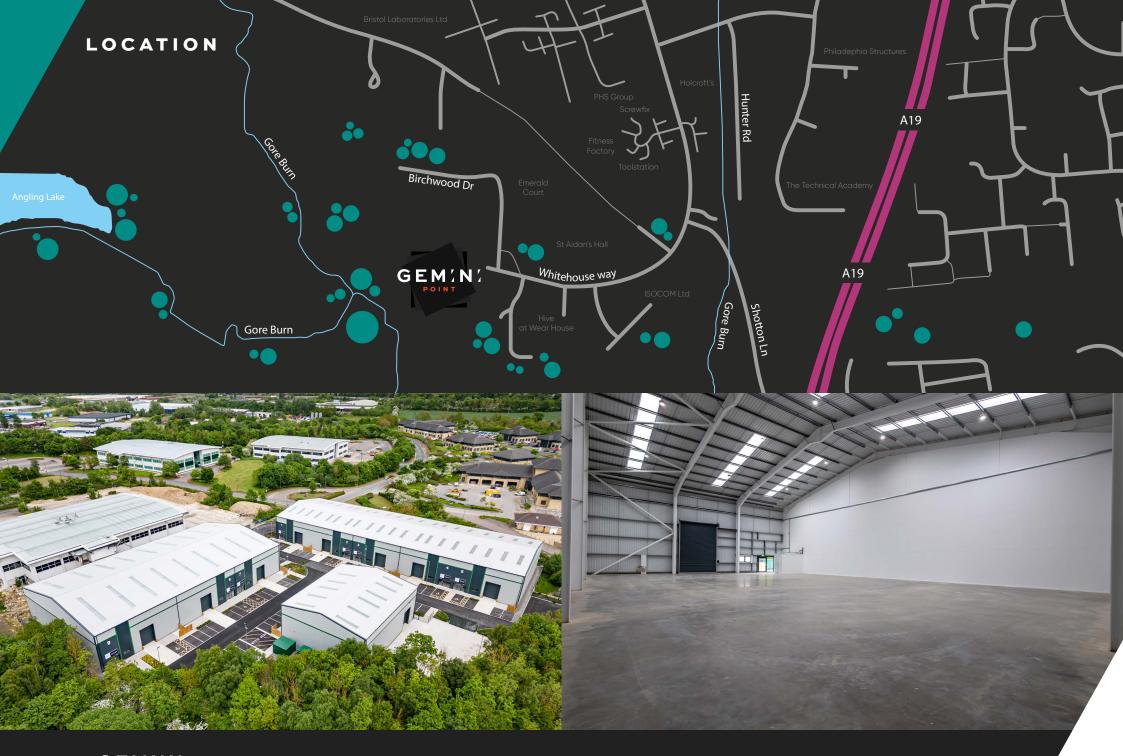
Expected floor loading of 50k/kn sq m

ACCOMMODATION

Unit 1	488 sq m	5254 sq ft
Unit 2	471 sq m	LET
Unit 3	471 sq m	LET
Unit 4	473 sq m	5088 sq ft
Unit 5	488 sq m	5254 sq ft
Unit 6	585 sq m	LET
Unit 7	675 sq m	LET
Unit 8	656 sq m	7062 sq ft
Unit 9	677 sq m	LET









GEMINI

NEW BUILD INDUSTRIAL UNITS TO LET

From 5,066 sq ft (471 sq m) - 7,289 sq ft (677 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



CHRIS MICHAEL cmichael@fi-rem.com

07917 894 136



NICK ATKINSON

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

SIMON HILL

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



DUNCAN CHRISTIE

dchristie@naylorgavinblack.co.uk 07841 764 765

TOBIAS MORRISON

tmorrison@naylorgavinblack.co.uk 07734 229 958

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.

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. October 2024.