

READY FOR
OCCUPATION

4 5
GEMINI
POINT

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

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



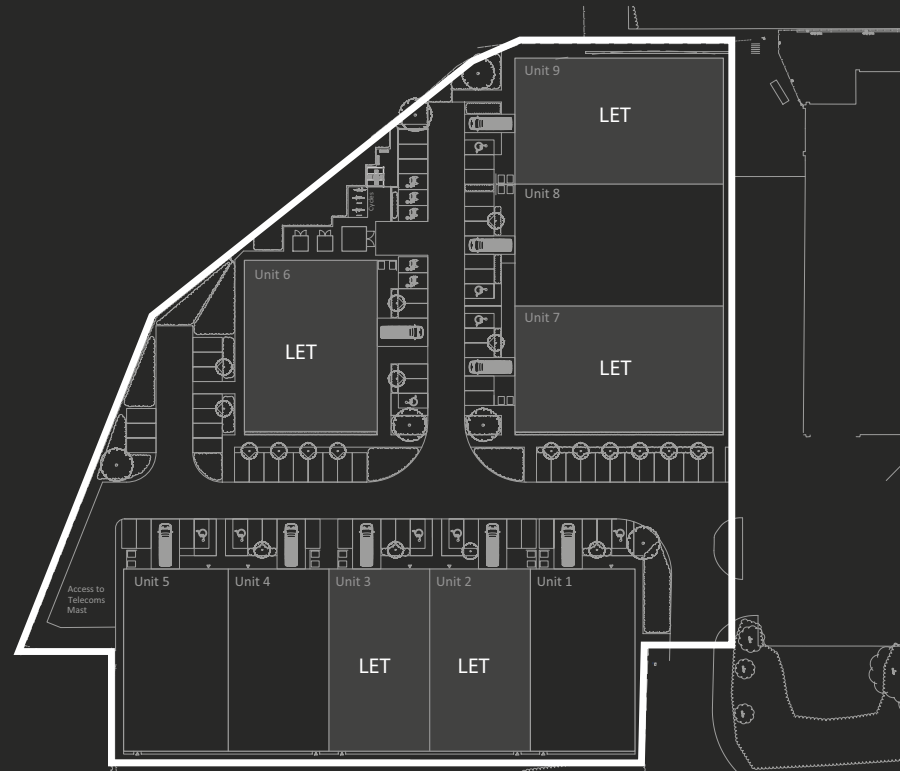
EV Charging



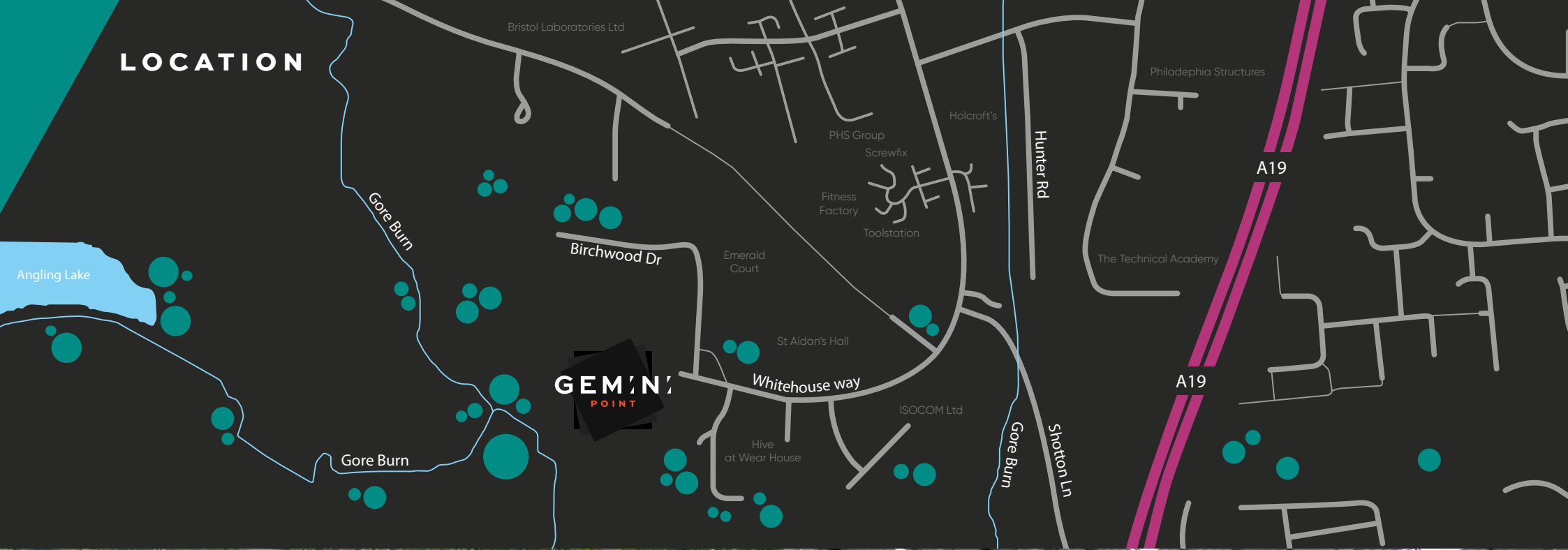
Expected floor loading of 50k/kn sq m

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



LOCATION



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CONTACT US

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



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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.