for sale

Frew Pain & PARTNERS

The industrial property specialists

ST CUTHBERTS HOUSE
UNIT 5, FERN COURT
BRACKEN HILL BUSINESS PARK PETERLEE
CO. DURHAM
SR8 2RR

- **MODERN TWO STOREY SELF CONTAINED OFFICE SET WITH A LANDSCAPED AREA WITH SECURE DEDICATED PARKING**
- **TOTAL NIA: 987.4 M2 (10,628 SQ FT)**
- **SUITABLE FOR OWNER OCCUPIERS OR INVESTORS**
- **LONG LEASEHOLD SALE PRICE: £525,000 (SUBJECT TO CONTRACT)**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

RICS the mark of property professionalism worldwide

Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

Peterlee is located in County Durham and is directly adjacent to the A19, which connects to Sunderland 12 miles to the north and Teesside 20 miles to the south.

Peterlee is a New Town and is the largest settlement in East Durham. Office accommodation totalling over 500,000 sq. ft. is provided on Bracken Hill Business Park, together with the smaller Whitehouse Business Park.

Built in the late 1990s, Fern Court sits within Bracken Hill, a 36 acre scheme on the southernmost part of the estate.

The exact location is shown on the attached plan.

DESCRIPTION

The subject property comprises a modern two-storey detached office building with cavity brick walls beneath a tiled pitched roof.

It benefits from a double height glazed atrium to the front of the property and powder coated aluminium frame double glazed windows.

Internally, the office accommodation is to a modern specification with suspended ceilings, Category II lighting and raised access flooring. Each floor benefits from a lobby space complete with male, female and a DDA compliant toilet as well as an 8-person passenger lift.

The unit benefits from onsite parking in an attractive landscaped setting providing 38 car parking spaces, 2 of which are disabled spaces, with an excellent ratio of 1:279 sq ft. The car park can only be accessed via a secured key-fob electric gate and has CCTV security facilities.

ACCOMMODATION

From onsite measurements the premises provide the following Area (NIA):

Ground Floor	488.3 m^2
Second Floor	499.1 m^2
TOTAL NIA:	**987.4 M^2 (10,628 SQ FT)**

SERVICES

All mains services are provided with the addition of a full security and fire alarm system.

(In addition, there is a self-contained fully serviced backup commercial diesel generator, to provide continuous electrical power.)

BUSINESS RATES

It is understood the unit has been assessed as follows:

RV: £55,000

ENERGY PERFORMANCE CERTIFICATE

E(119)

TENURE

The property is held on a long leasehold basis from Durham County Council for a term of 175 years from 4 April 1996.

(full details upon request)

PRICE

Our client is seeking offers in the region of £525,000 (Five Hundred and Twenty Five Thousand Pounds) – Subject to Contract.

GRANT ASSISTANCE

Local Government Assistance may be available for the Employment and Capital Investment.

Please make contact with :

Sarah Johnson
Inward Investment Officer
Business Durham

Tel: 07901 326275
Email:
Sarah.Johnson3@Durham.gov.uk

VAT

VAT will be charged at the prevailing rate on the sale.

LEGAL COSTS

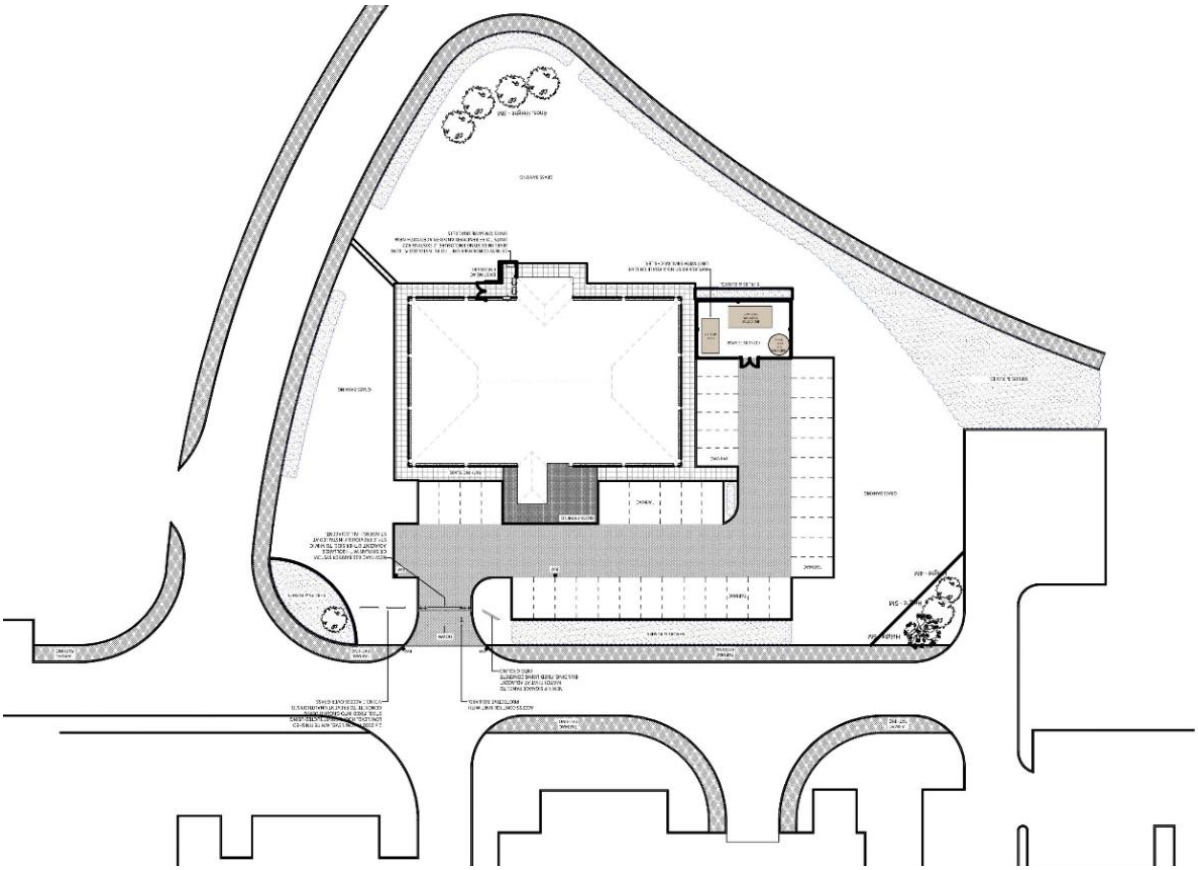
Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain
Tel: 07841 871710
Email:
james.pain@frewpain.co.uk

December 2025



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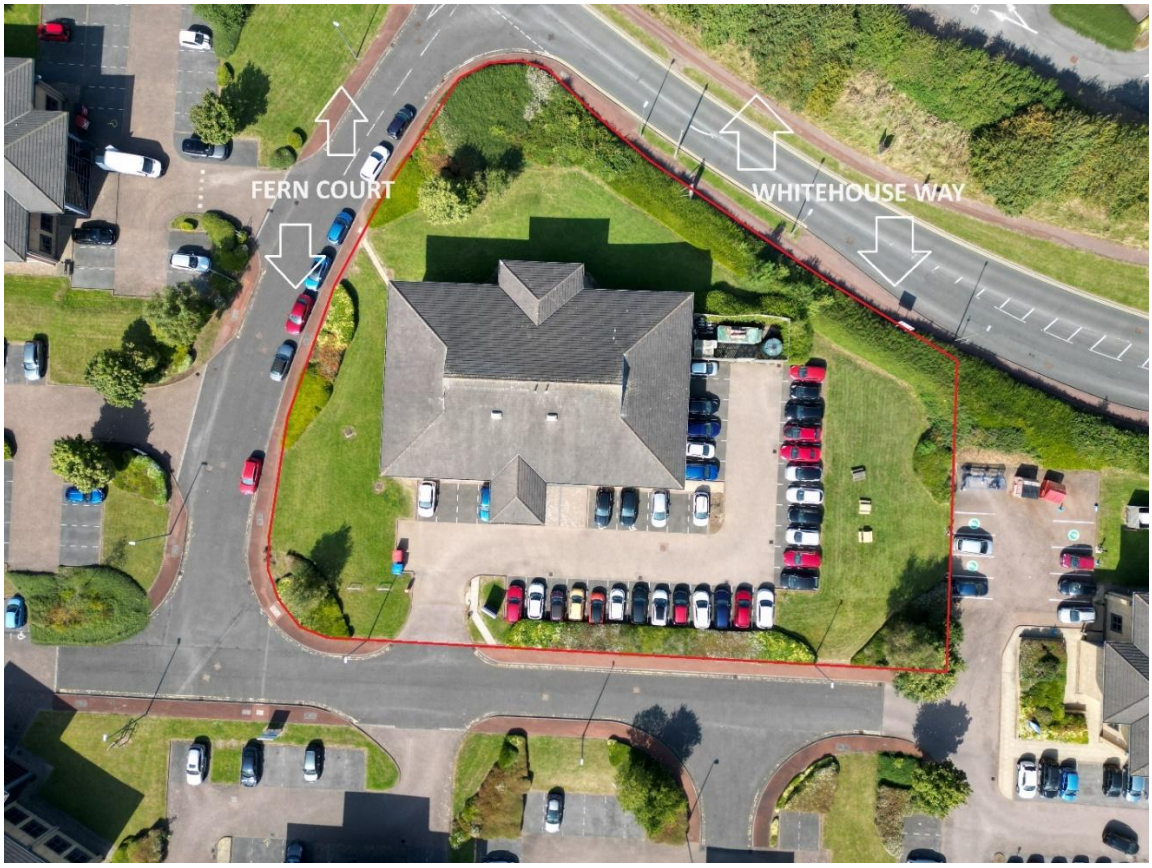

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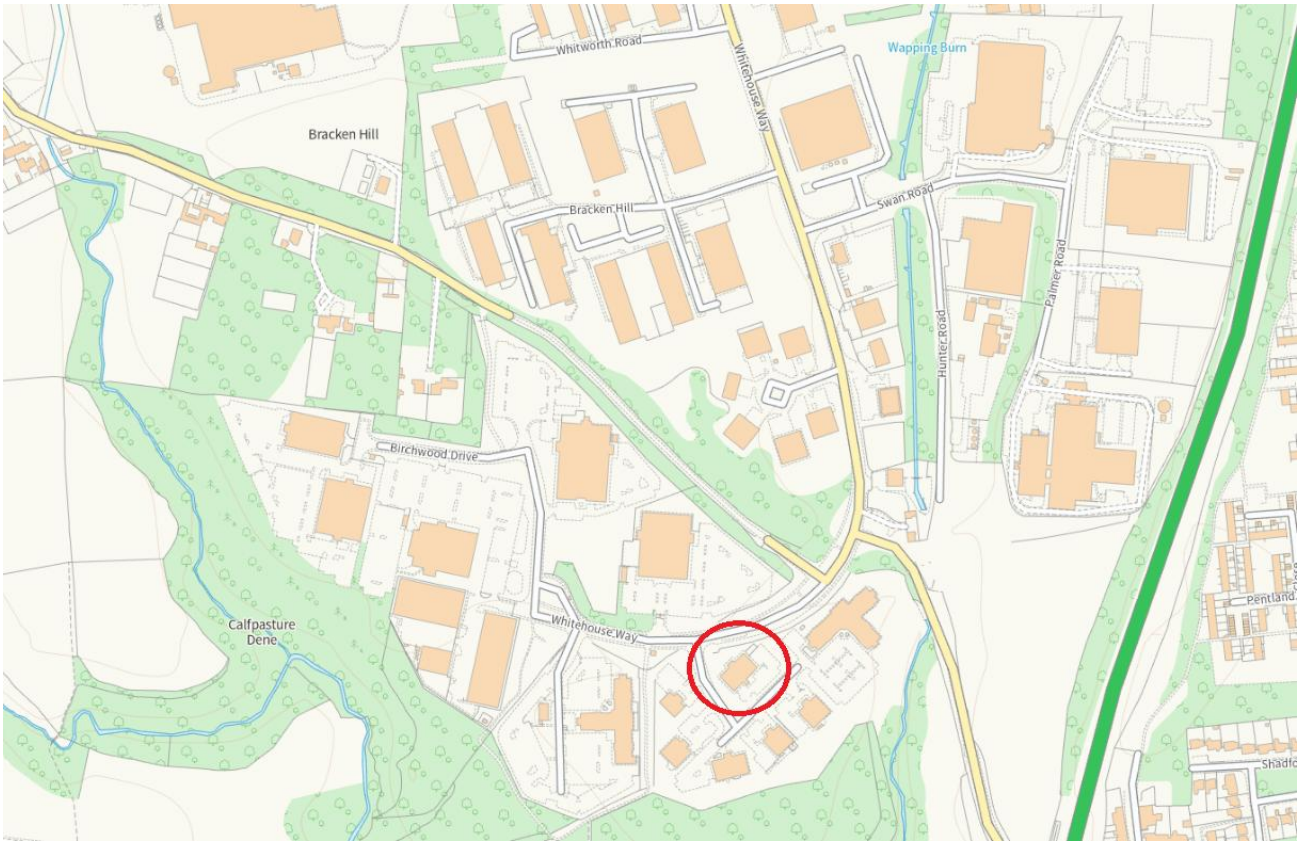

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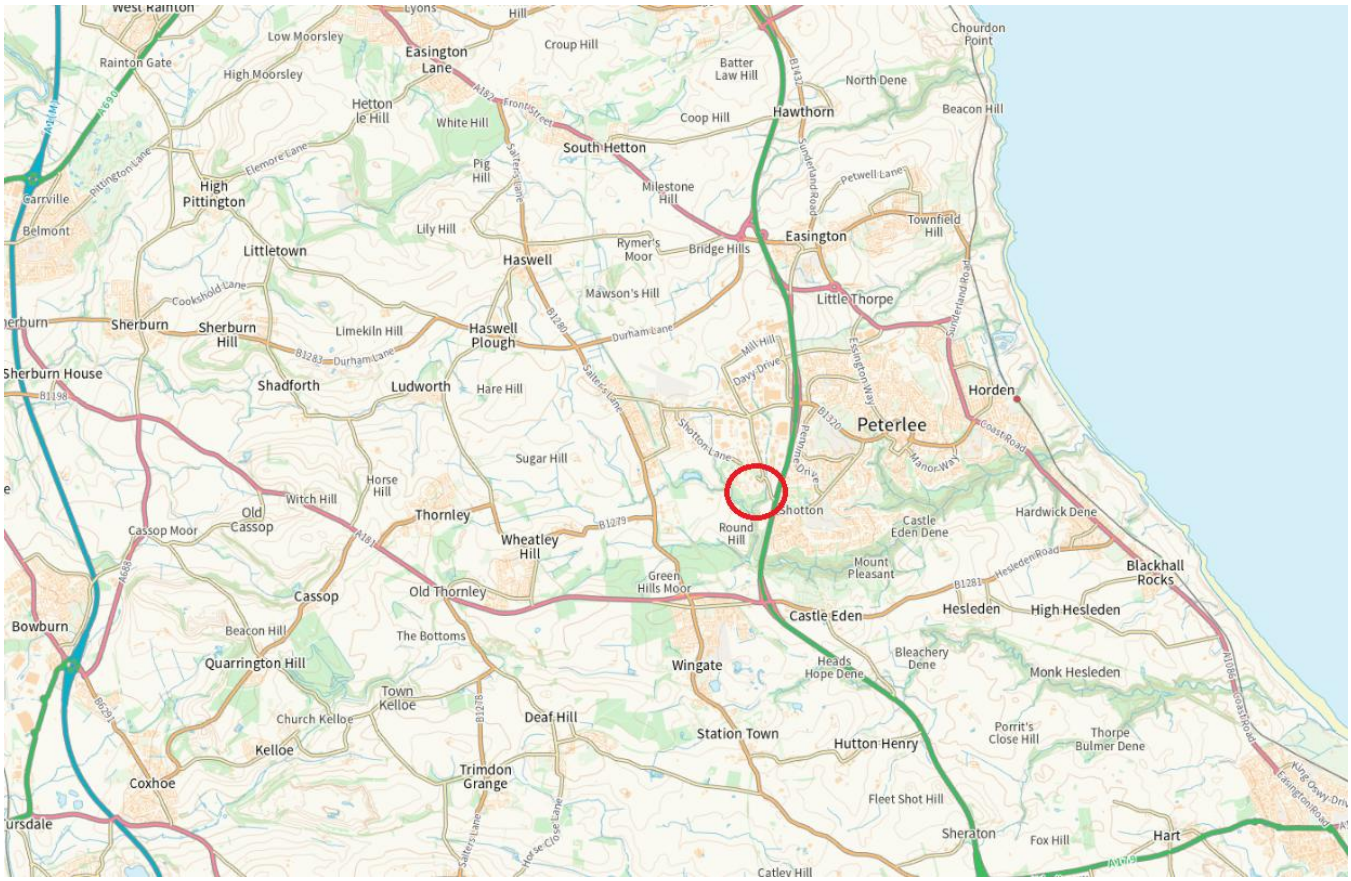

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