

to let



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 ACCOMMODATION SET WITH A LANDSCAPED AREA, WITH SECURE DEDICATED PARKING
- TOTAL NIA: 987.4 M² (10,628 SQ FT)
- SUBDIVISION CONSIDERED
- COMPETITIVE RENT
- MAY SELL (DETAILS UPON REQUEST)

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



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 it to Sunderland, 12 miles to the north and Teesside, 20 miles to the south.

The property is 10 miles west of Durham city centre, which provides rail links via the East Coast mainline, with a journey time of 2 hours and 50 minutes to London Kings Cross.

Daily scheduled flights operate to various UK and European destinations from both Durham Tees Valley Airport and Newcastle International Airport.

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 with occupiers including Fosters Cares, Capita and HMRC.

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.

The subject property 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):

<u>Ground Floor</u>	488.3 m ² (5,256 sq ft)
<u>Second Floor</u>	499.1 m ² (5,372 sq ft)
TOTAL NIA:	987.4 M² (10,628 SQ FT)

Subdivision of the floors may be considered subject to tenant and term

SERVICES

It is understood the property benefits from all mains services.

BUSINESS RATES

It is understood the unit has been assessed as follows:

RV: £54,000

(All interested parties contact the Local Authority to confirm these figures.)

TENURE

The unit is available on new FRI lease for a term of years to be agreed.

The landlord may consider a sale of the long leasehold interest – Full details upon request.

SERVICE CHARGE

A service charge will be payable for the maintenance and up keep of common areas.

Full details upon request.

RENT

Our client is seeking a rent of £5.50 per sq ft. (£58,454 pa)

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE
E(119).

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable 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

September 2019

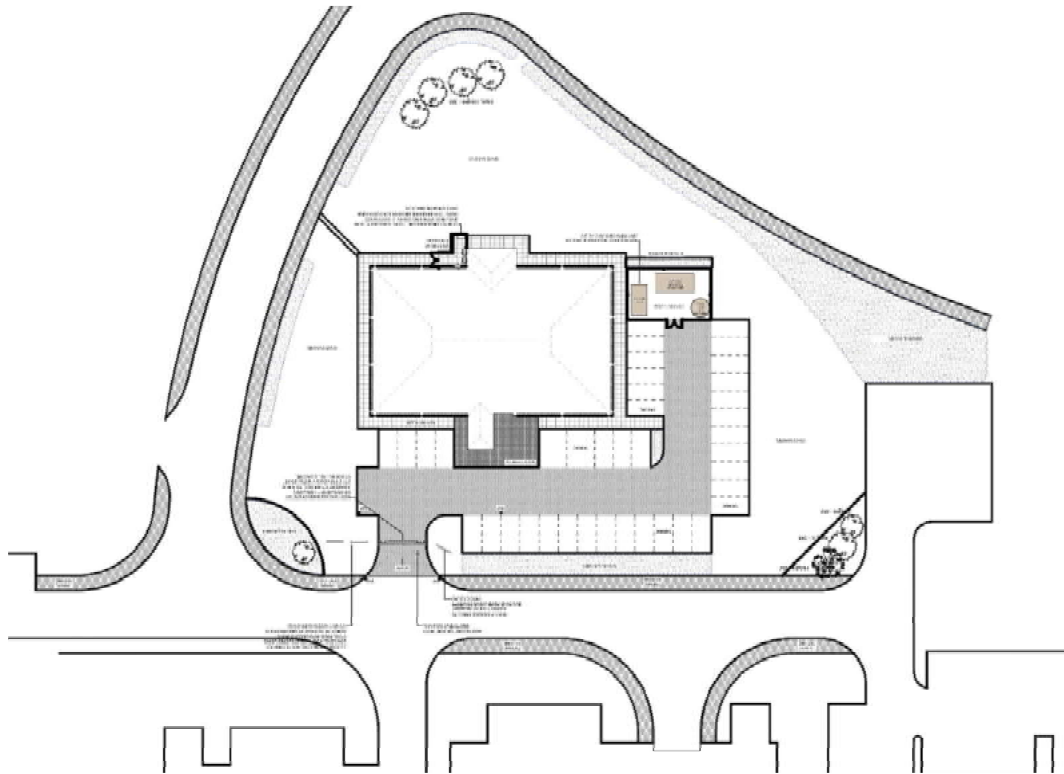




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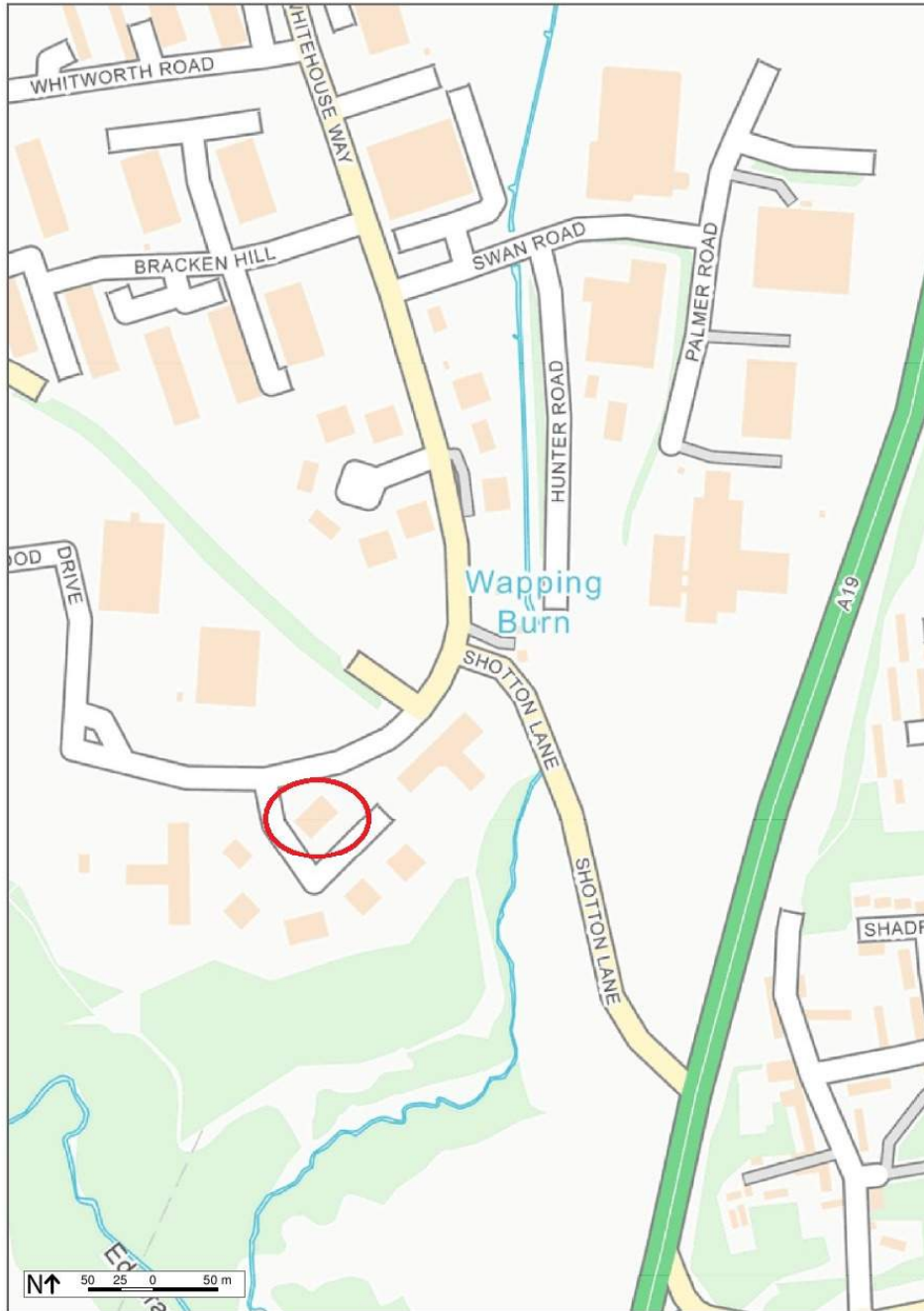
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Map Information

Scale 1:4746
 Date:
 Reference
 Order No: 2154854



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