



# TO LET

## REFURBISHED INDUSTRIAL / WAREHOUSE UNITS

St Bedes House and Tyne House, Bracken Hill Business Park, Peterlee SR8 2RS

1,605 Sq M (17,276 SQ FT) AND 2,093 Sq M (22,528 SQ FT)

- Currently Under Refurbishment
- First Floor Mezzanine
- 10 Metre Eaves
- Large secure Site
- Available Individually or as One
- 3.76 Acre Site

**Contact:** Jonathan Simpson

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**Connect Property North East**

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

## LOCATION / DESCRIPTION

The property is located in East Durham on Bracken Hill Business Park approximately 2 miles east of Peterlee town centre. Adjoining occupiers Npower, HM Revenues and Customs and Albany Assistance. Peterlee is 24 miles south east of Newcastle Upon Tyne, 16 miles north of Middlesbrough and 14 miles east of Durham.

The property comprises of two detached single storey warehouses. Externally there is a large service yard.

## TERMS

The units are available To Let. Further information is available upon application

## BUSINESS RATES

To be assessed upon occupation. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

## ACCOMODATION

The property has the following approximate gross internal areas.

Description	SQ M	SQ FT
St Bedes House	2,093	22,528
Tyne House	1,605	17,276

**Total Site Area – 3.76 Acres**

## ENERGY PERFORMANCE CERTIFICATE

The EPC will be provided once the buildings are complete.

## VIEWING

Strictly through the sole agents: **Connect Property NE**

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