



# TO LET

## REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

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

- Approximately 1,333 sq m (14,394 sq ft) - 2,666 sq m (28,788 sq ft)

- Currently Under Refurbishment
- First Floor Mezzanine
- 10 Metre Eaves
- Potential for Large Yard
- Available Individually or as One

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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 a detached single storey warehouse. Externally there is a service yard with a separate yard/ car park available by separate negotiation.

## TERMS

The property is available To Let by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed. 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
<b>Unit 1</b>		
Mezzanine	301	3,239
Warehouse	1,032	11,110
<b>Unit 2</b>		
Mezzanine	301	3,329
Warehouse	1,032	11,110
<b>Total</b>	<b>2,666</b>	<b>28,788</b>

## ENERGY PERFORMANCE CERTIFICATE

The EPC will be provided once the building is complete.

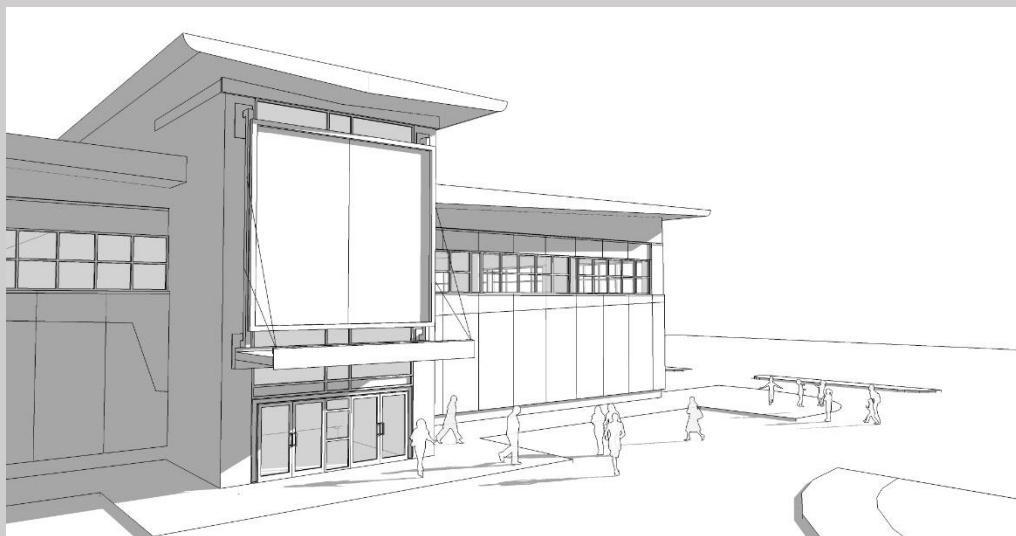
## VIEWING

Strictly through the sole agents:

**Connect Property NE**

**Jonathan Simpson ddi: 01642 704931**

**Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)**



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