

Hive

INTRODUCTORY
INCENTIVES AVAILABLE



TO LET

Hybrid & flexible office
space available

Office suites

from 187 - 642 sq ft
starting at £280 pcm

Hybrid units

991 - 3,393 sq ft
starting at £744 pcm

At Wear House, Bracken Hill Business Park, Birchwood Drive, Peterlee. SR8 2RS.

Why Choose Hive?

Hive at Wear House provides high specification commercial spaces for a range of prospective users. Hybrid units are equipped with electric roller shutter doors or double-glazed frontages, many of the units have office space to the first floor accessed via internal staircases.

The first floor provides light and airy, high specification office suites in a range of sizes. All units benefit from attractive break out spaces and amenities, free shared broadband, free parking and electric charging points.

Boasting a number of key benefits, Hive is ideal for any business just starting out or those looking for space to expand.



Features

-  Independent roller shutter or double door access for hybrid units
-  Cycle store
-  Communal break out space
-  High specification fit out
-  LED lighting throughout
-  Bespoke telecoms packages available
-  Free parking
-  Free shared broadband
-  Free furniture available for offices subject to availability
-  Secure site with monitored CCTV
-  On site building manager
-  24hr access
-  Energy efficient building



Accommodation



Block	Ground floor	1st floor	Total
A1	1,953	1,235	3,188
A2	1,088	-	1,088
A3	971	585	1,556
A4	970	592	1,562
A5	-	277	277
A6	-	264	264
A7	-	324	324
A8	-	190	190
A9	-	187	187
A10	-	642	642
B1	1,957	1,088	3,045
B2	2,160	1,233	3,393
B3	982	585	1,567
B4	-	279	279
B5	-	280	280
B6	-	331	331
B7	-	275	275
B8	-	278	278
C1	972	498	1,470
C2	914	555	1,469
C3	2,132	1,150	3,282
C4	991	-	991
C5	-	432	432
C6	-	315	315
C7	-	311	311
C8	-	366	366
C9	-	318	318
C10	-	307	307

All measurements are in sq ft

Unit Let

Location

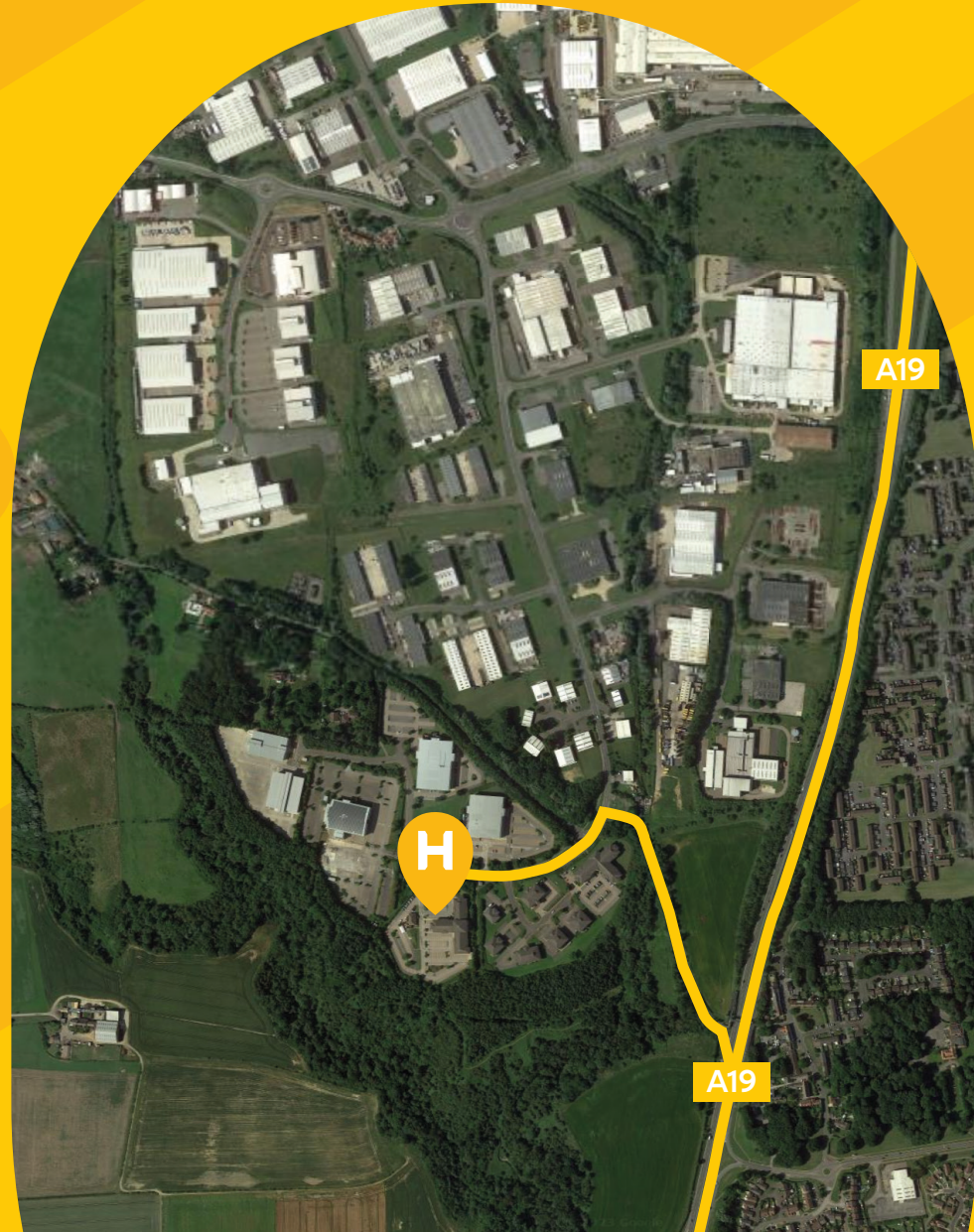
Bracken Hill Business Park is an established industrial and commercial location which benefits from exceptional transport links, located just off the A19. Providing easy access to the rest of the North East.

The park spans 36 acres with over 500,000 sq ft of offices hosting a diverse mix of large and small businesses.

Bracken Hill Business Park is situated within the wider Peterlee Industrial Estate which is home to a range of occupiers including Caterpillar, Screwfix, Toolstation, Howdens, NSK Bearings Europe.

Drive times

Peterlee	2.8 miles	8 mins
Sunderland	12 miles	23 mins
Durham	12.5 miles	24 mins
Middlesbrough	19 miles	26 mins
Newcastle upon Tyne	25 miles	35 mins
Newcastle Int Airport	30 miles	39 mins



Hybrid Unit - Cutaway Plans

Images are for illustrative purposes only.



Unit A1

1,953 sq ft industrial/storage & 1,235 sq ft office



Unit C1

972 sq ft industrial/storage & 498 sq ft office

Rent

Available on application.

Telecoms/broadband

Bespoke telecoms and internet packages available.

Business rates

Occupiers are advised to make their own enquiries with the local authority, visit durham.gov.uk/business-rates.

Service charge

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

EPC

EPC rating B

VAT

VAT is charged on the rent and service charges.

Terms

Hybrid units are available on effective full repairing and insuring leases for a term of years to be agreed.

Office suites are available on short term agreements on an all inclusive basis.

Wear House, Bracken Hill Business Park,
Birchwood Drive, Peterlee. SR8 2RS.



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A development by



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Misdescription act

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