



St Aidan's Hall

Whitehouse Way, Bracken Hill
Business Park, Peterlee,
County Durham, SR8 2RS

HIGH QUALITY OFFICES
TO LET

FIRST FLOOR SUITES
AVAILABLE FROM

458.01 SQ M TO 2,554.83 SQ M
(4,930 SQ FT TO 27,500 SQ FT)

Peterlee Business Park consists of a thriving mix of multi-national companies, regional businesses and new and growing SMEs.

The property is situated on Bracken Hill Business Park. The Park is located to the south east of Peterlee town centre and within half a mile of the A19 which gives fast and easy access to the Tyne & Wear conurbation to the north.

Bracken Hill Business Park is part of the larger Peterlee Business Park in County Durham which is home to hundreds of businesses employing thousands of people in a variety of sectors.



A1 (M) J62
21 MINUTES DRIVE

A19 PETERLEE
JUNCTION
3 MINUTES DRIVE



DURHAM RAILWAY
STATION 10 MILES

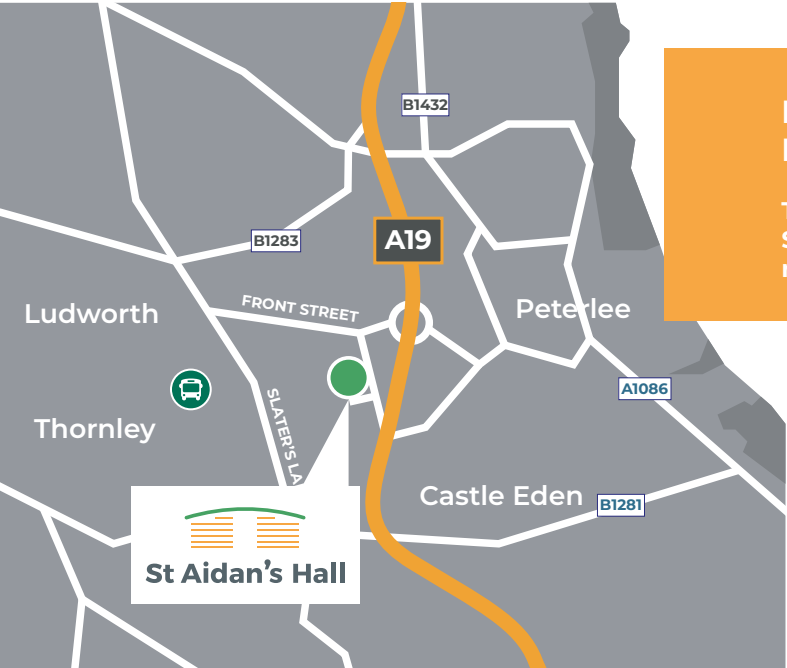
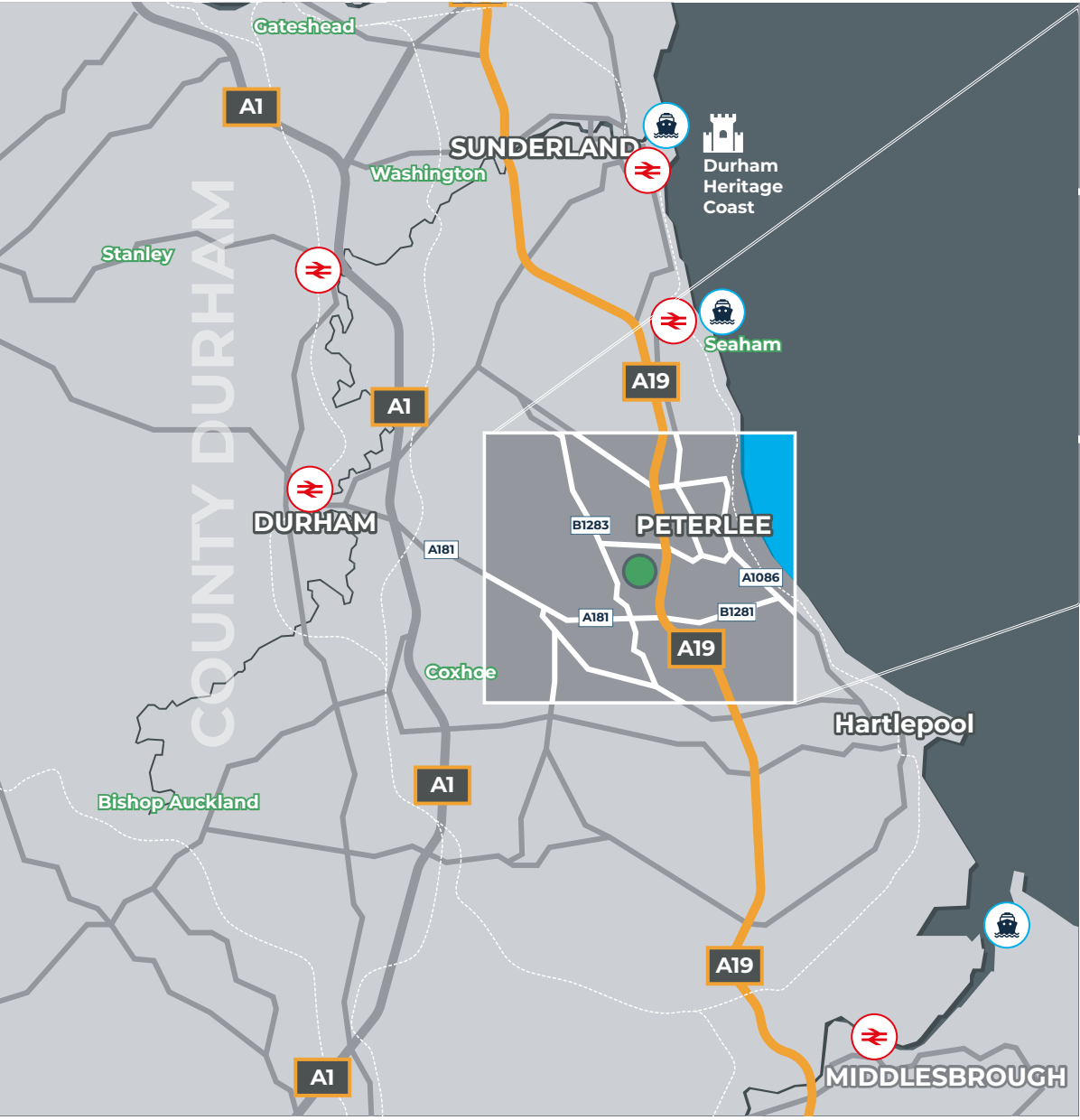


DURHAM TEES
VALLEY AIRPORT
30 MINUTES DRIVE



High profile employers are **DXC, Caar, NSK, TRW, Walkers** and the **GT Group**, while support organisation **East Durham Business Service** and youth unemployment charity **The Employability Trust** are also based there.

Bracken Hill Business Park itself is a 36 acre development incorporating over 500,000 sq ft of offices premises comprising a mix of large and small office buildings. Occupiers include **DXC, Fosters Cares, Capita, HMRC, Auxillis, NHS** and **Profound Services**.



First Class Regional, National and International Connections

The A19 corridor with excellent access to Tees Valley, Sunderland, Durham and Newcastle upon Tyne with air, rail, road and sea access to the UK and beyond.



There are **regular public transport** services passing through and around the park. There are direct buses to surrounding areas and a range of connecting services taking you through to Durham and Newcastle, Middlesbrough & Sunderland.



Air **Newcastle International Airport** is approximately 28 miles north. This international airport has regular direct flights to over **70 destinations** including Dubai, New York, Warsaw, Berlin and Amsterdam.



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
Durham Tees Valley Airport	27 miles	30 mins
Newcastle International Airport	30 miles	39 mins
Leeds	80 miles	1 hr 32 mins
Manchester	128 miles	2 hr 27 mins

2 hours and 50 minutes to London Kings Cross



The property is 12 miles east 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**.

Skills & Talent in County Durham

A 40 minute drive time from Durham city provides the following demographic profile:

Working age population is **637,550**

As a percentage (65.4%) this is above regional (64.2%) and national (64.1%) profiles.

The catchment has a young age profile with 20-29 year olds being

22.8%

of the working age population compared with a regional average of 21.1%.

Percentage of Employees in work related training

27%

The work-related training participation rate within the catchment is higher than both the regional and national averages.

Labour market costs are very competitive with the median pay in the Durham catchment being

£23,595

88% of that for England as a whole.

5 Universities with Strong Business & Industry Links

There are five universities in the area: Durham (top 5 UK), Newcastle, Northumbria, Sunderland and Teesside. Sunderland is the closest University and prides itself on industry links.

The five Universities have a total of 105,445 people studying at undergraduate and postgraduate level. Graduate retention rate of 59%, the third highest in the UK.



We also have world-class research institutes including the Durham Energy Institute, the Institute of Hazard, Risk & Resilience and specialities in social and cultural studies as well as digital innovation.



Durham University's Centre in Computer Science is facilitating a shift to higher levels of student engagement; partners include IBM, Microsoft and Virgin Media. Both Newcastle and Northumbria have thriving business schools and Durham University Business School has an international reputation, being in the world top 25.

There are four colleges in the County: New College, Durham; East Durham College, Peterlee; Derwentside College, Consett, and Bishop Auckland College. They deliver academic and work based learning opportunities for individuals and employers accessing networks of public finance.



An Established Commercial Hub

St Aidan's Hall is located in Peterlee, an established commercial hub with many commercial occupiers including those supplying global industries.



East Durham College facility

Peterlee is the largest settlement in East Durham and has a population of over 30,000 and in addition to its vast business base, is home to:

- The multi-million pound East Durham College facility
- Castle Dene Shopping Centre
- Shotton Hall conference and banqueting suite
- The Grade II Apollo Pavilion
- Four secondary schools and two sixth forms
- Castle Eden Dene, a national nature reserve

Peterlee is host to a variety of industries. In addition to the office based businesses, it is home to significant advanced manufacturing businesses (including CAT, NSK and GT Group) and food producers (Country Style Foods and Kookaburra).

Prime Location and the availability of high-quality housing at more affordable prices.

Local occupiers



The amazing Grade II listed Apollo Pavillion is a major local attraction





Impressive full height glazed entrance and atrium providing that all important first impression.



Telecommunications and Broadband Connectivity rated Excellent



Ground floor LET



Air conditioning



Car Park Ratio - 1:250 SQ FT



Full raised access floors



Two eight person passenger lifts



Shared kitchen



Showers



3m floor to ceiling height



Male, female and disabled toilets



Bike store



Meeting rooms available free of charge to occupants



Open Plan Offices

The property comprises a detached two storey office building and offers 50,636 sqft of modern office accommodation.

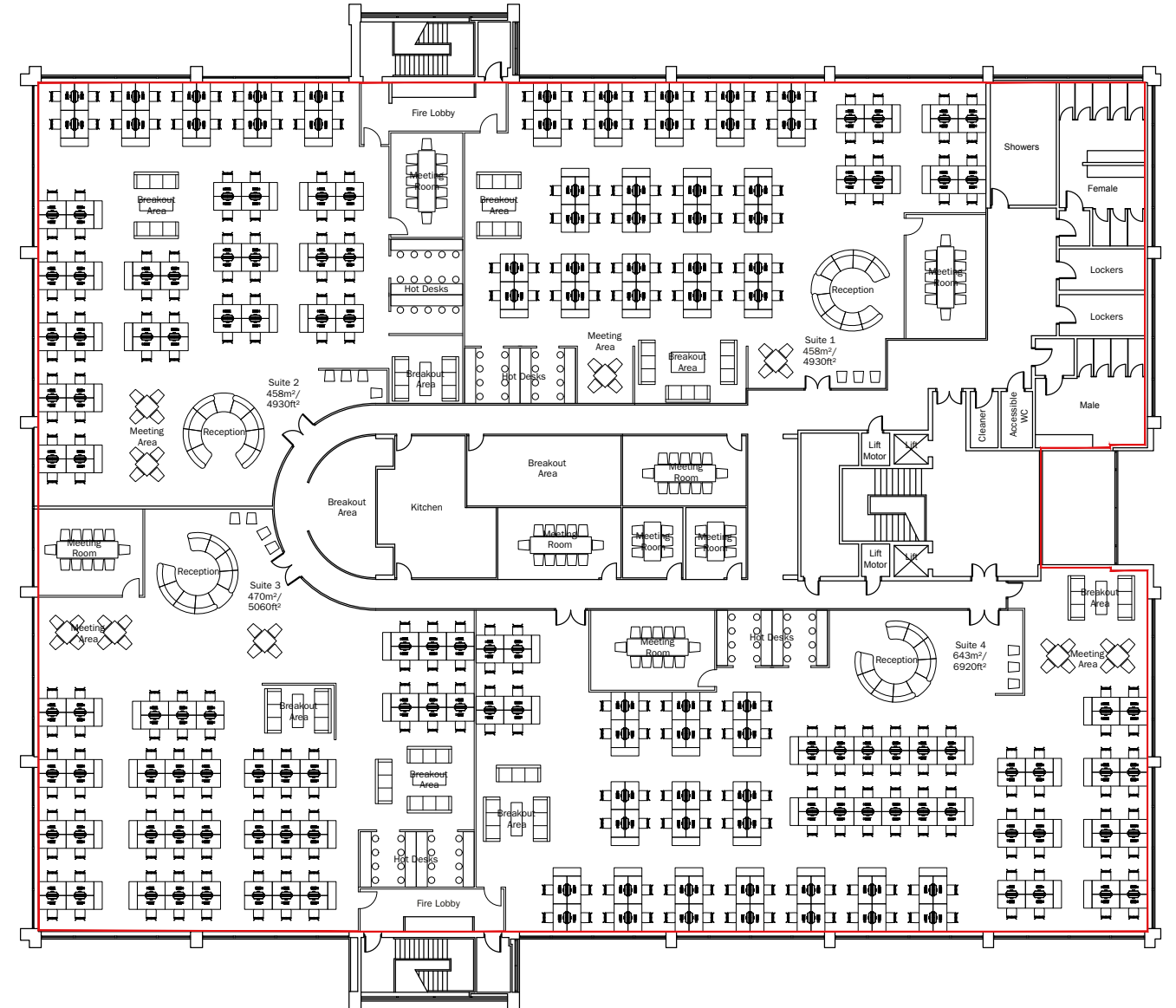
The open plan office will provide 27,500 sq ft

Current Availability - Whole floor

The accommodation provides a net internal area as follows:

Area:	2,554.83 sq m	(27,500 sq ft)
Total Staff:		456
Ratio:		1 : 49 sq ft

- 1 Reception
- 8 Breakout areas
- 4 Meeting rooms
- 4 Meeting areas
- Showers & Lockers
- Male / female W/C's



Indicative layout



Current Layout Office Suites

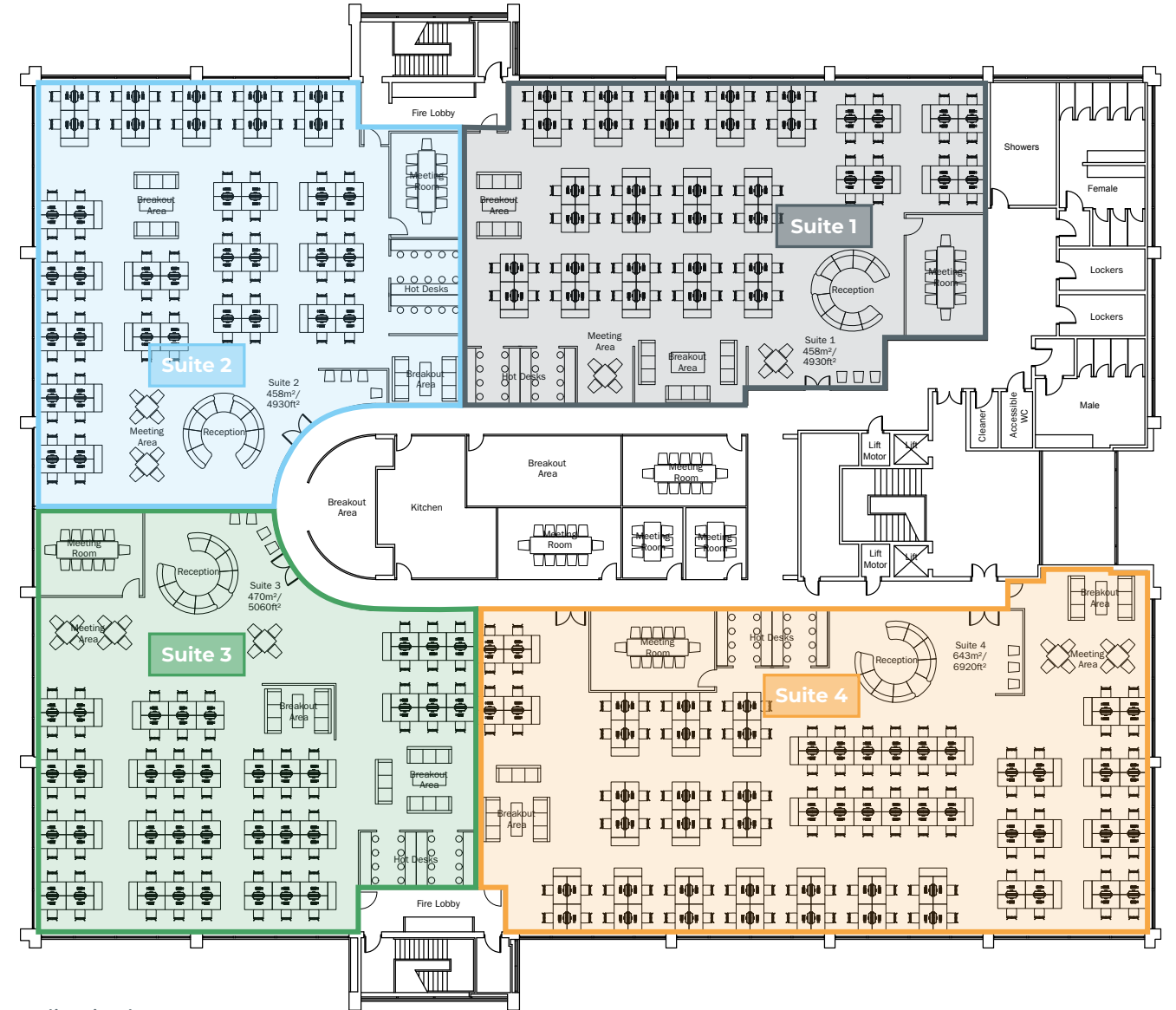
The property comprises a detached two storey office building and offers 50,636 sqft of modern office accommodation.

The first floor can be split to provide four office suites from 4,930 sq ft

Current Availability - Sub-divided

Suite 1	458 sq m	(4,930 sq ft)
Suite 2	458 sq m	(4,930 sq ft)
Suite 3	470 sq m	(5,060 sq ft)
Suite 4	643 sq m	(6,920 sq ft)
Total:	2,029 sq m	(21,840 sq ft)

- Showers & Lockers
- Male / female W/c's
- Shared breakout areas
- Shared Kitchen
- Shared meeting rooms



Indicative layout



**120 parking spaces
with parking ratio
of 1:250 sq ft (approx)**



Rent

Available on application.

Business Rates

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

Terms

The accommodation is available on an effective full repairing and insuring lease for a term to be agreed.

Service Charge

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

EPC

A copy of the full Energy Performance Certificate is available upon request.

VAT

VAT is charged on the rent and service charges.



Further Information

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