

- Modern two storey detached office
- Net internal area 1,080 sq. m (11,625 sq. ft.)
- Set within a 1.045-acre landscaped site
- 39 Secure parking bays
- Excellent transport links / 530m from A19
- Gas central heating, air conditioning, 8 persons lift
- CCTV, fire/intruder system, keyless entry system



**St Cuthberts House,
Unit 5, Fern Court, Bracken Hill Business Park,
Peterlee, County Durham SR8 2RR**

Auction Guide Price £325,000 + vat

For Sale by Auction. Live Online Auction, bidding starts
Thursday 26th February 2026. Terms & Conditions apply,
see website: www.agentspropertyauction.com
Tenure: Long Leasehold

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Location

St Cuthberts House is situated within Fern Court on the established Bracken Hill Business Park, Peterlee. The business park occupies a prominent position on the eastern edge of Peterlee and is a well-regarded commercial location, home to a range of local and national occupiers.

The property benefits from excellent transport links, with immediate access to the A19, providing direct connections north to Sunderland and Newcastle upon Tyne, and south to Teesside and Middlesbrough. The A690 is also close by, offering convenient access to Durham City. Peterlee town centre is located approximately 2 miles to the west, providing a range of retail, leisure, and service amenities. The surrounding area offers a strong local workforce and ample on-site and nearby parking, making the location well suited for office, professional, or business use

Description

This striking detached two storey office boasts a double-height glazed atrium at the front, complemented by powder-coated aluminium frame double-glazed windows, offering an abundance of natural light and a contemporary façade. Internally, the office space is finished to a modern specification, featuring suspended ceilings, Category II lighting, and raised access flooring. Each floor is open plan office space alongside male, female, and disabled W/C facilities, ensuring comfort and accessibility for all occupants. A fully equipped kitchen is provided on each floor, ideal for staff convenience as well as a few private offices and coms room.

The building is designed for both functionality and reliability, with gas central heating via two recently installed boilers, air conditioning, and a back-up diesel generator for uninterrupted operations. Security and safety are a priority, with a fire alarm system with emergency lighting, intruder alarm, Hikvision CCTV, and a keyless entry system. Additional features include an 8-person lift, 3-phase electrics, and energy-efficient LED lighting, making this property suitable for a wide range of businesses seeking modern, flexible office accommodation.

www.rookmatthewssayer.co.uk

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Floor Area	Sq. m.	Sq. ft.
Ground Floor	540	5,812.5
First Floor	540	5,812.5
Total	1,080	11,625

Site Area

0.423 Hectares / 1.045 Acres

EPC Rating

B

Parking

The property comes with 39 dedicated parking bays; the bays are accessed through an electric gate with key-fob entry and overlooked by a CCTV system.

Tenure

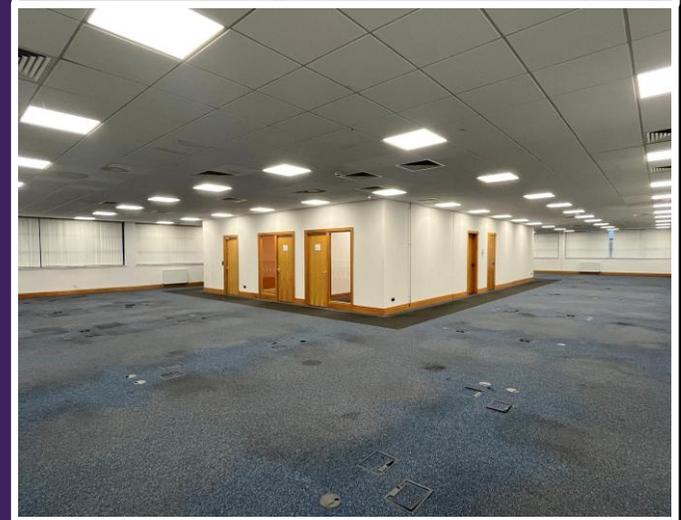
175 year lease from 4 April 1996, the freeholder is The County Council of Durham. The rent is one peppercorn.

Auction

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Auction Guide Price

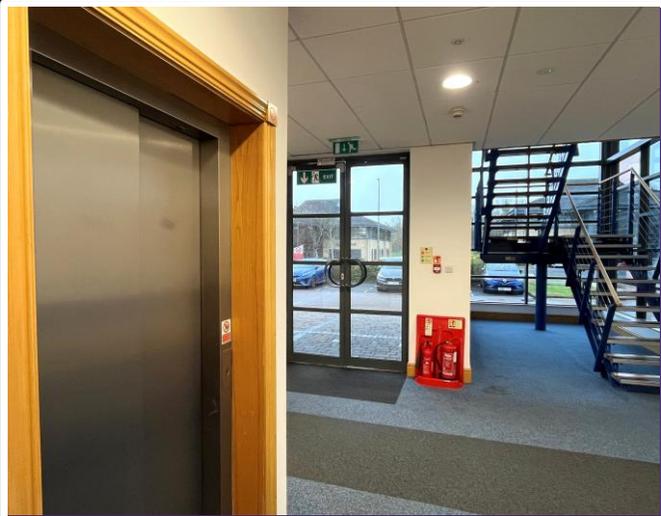
£325,000 + vat



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Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £85,000.

Information Notice

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2. The photographs show only parts of the property as they appeared at the time taken.

3. Any areas, measurements and distances given are approximate only.

4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com.

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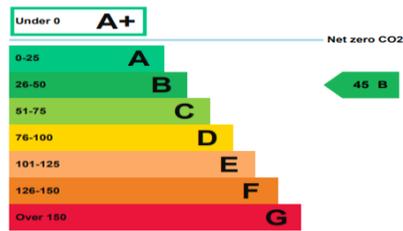
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Energy rating and score

This property's energy rating is B.



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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**St Cuthberts House,
Unit 5, Fern Court, Bracken Hill Business Park,
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Tenure: Long Leasehold

Auction Guide Price £375,000+

