

READY FOR
OCCUPATION

GEMINI

POINT

NEW BUILD INDUSTRIAL UNITS TO LET

From 4,983 sq ft (501 sq m) – 7,018 sq ft (687 sq m)

Gemini Point, Birchwood Drive,
Bracken Hill Business Park, Peterlee, SR8 2RS

SPECIFICATION

Flexible industrial / warehouse units finished to a shell specification, with the key points highlighted below. We have the unique ability and opportunity for bespoke fit out and supplemental services and installations tailored to each individual requirement.



8m eaves to haunch



Units can be combined



Electric roller shutter



Standard W/C block



3 phase electric



Dedicated parking to all units



Onsite cycle parking



EV Charging



Bespoke fit out available



Expected floor loading of
25/kn sq m

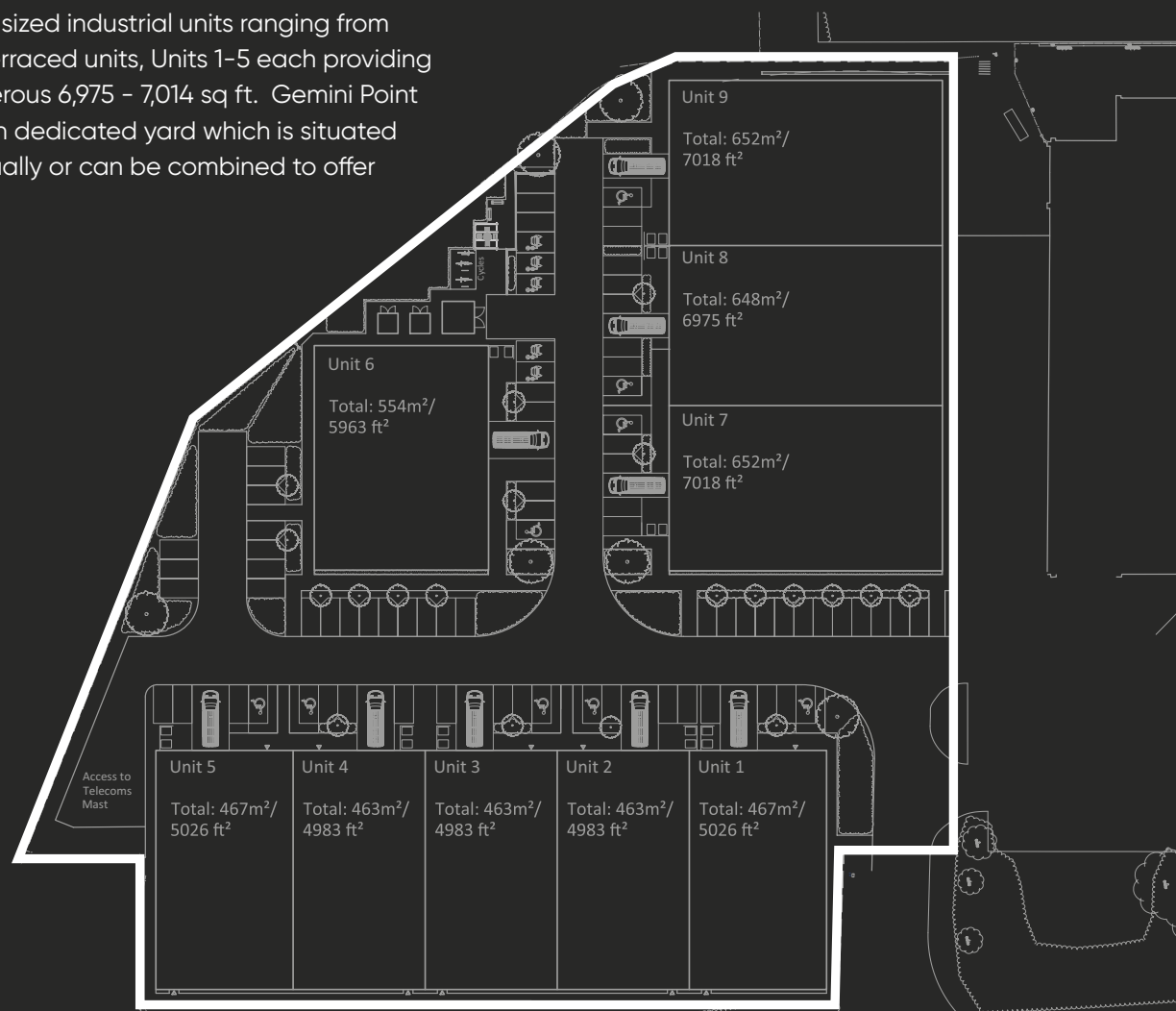


CGI image for illustrative purposes only

ACCOMMODATION

Gemini Point provides an array of brand new, medium sized industrial units ranging from 4,983 to 7,018 sq ft. Gemini Point offers two blocks of terraced units, Units 1-5 each providing 4,983 – 5,026 sq ft whilst Units 7-9 provide a more generous 6,975 – 7,014 sq ft. Gemini Point is also home to a detached 5,963 sq ft unit with its own dedicated yard which is situated towards the rear of the site. Units can be taken individually or can be combined to offer bigger space if required.

Unit 1	5,026 sq ft	467 sq m
Unit 2	4,983 sq ft	463 sq m
Unit 3	4,983 sq ft	463 sq m
Unit 4	4,983 sq ft	463 sq m
Unit 5	5,026 sq ft	467 sq m
Unit 6	5,963 sq ft	554 sq m
Unit 7	7,014 sq ft	652 sq m
Unit 8	6,975 sq ft	648 sq m
Unit 9	7,014 sq ft	652 sq m



LOCATION

Peterlee continues to play a vital role in terms of attracting and retaining international business interests and fostering local entrepreneurial growth.

Its offer is based upon key sites for employment-generating businesses at North West and South West Industrial Estates (to the west of the A19) and the town centre itself.

Peterlee is a well-established and prominent location for manufacturing and engineering businesses and is a prominent location in the North East property market for employment land and business premises. This offers a foothold in the market to capture new investment in the emerging renewables, advanced manufacturing and ultra low carbon industries.

Bracken Hill Business Park provides modern, well-specified buildings in an attractive landscaped environment. It lies within the former East Durham Enterprise Zone, minutes from the A19 which runs through the town towards Sunderland. Access to the A1(M) is approx. nine miles West.





23 miles to Newcastle

19 Miles to Middlesbrough

10 miles to Durham Rail Station

18 miles to Port of Tyne

7 miles to Port of Seaham

11 miles to Teesport

28 miles to Newcastle Airport

26 miles to Teesside Airport

North Sea



Hartlepool

South to Middlesbrough

NEW BUILD UNITS

TENURE

The property will be leasehold on a full repairing and insuring basis subject to the terms agreed.

SERVICE CHARGE

The units will be attributed a service charge. Details of which will be available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred based on the transaction.

BUSINESS RATES

Business rates will be applicable and assumed rate level can be reviewed on application.

VAT

All figures quoted are exclusive of VAT, which will be payable.

RENTAL

Details are available upon application.

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CONTACT US

If you're interested in Gemini Point please get in touch



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