

INCENTIVE
PACKAGES
AVAILABLE

4 5
GEMINI
POINT











NEW BUILD
INDUSTRIAL UNITS TO LET

From 5,088 sq ft (473 sq m) – 10,342 sq ft (960 sq m)

Gemini Point, Birchwood Drive,
Bracken Hill Business Park, Peterlee, SR8 2FB
[///sailor.pose.merit](http://sailor.pose.merit)

SPECIFICATION

Flexible industrial and warehouse units designed to a high-quality shell specification, offering 8m eaves height and adaptable space to suit your operational needs. Bespoke fit-out and office installations can be tailored to your requirements, subject to landlord agreement. Attractive incentive packages are also available to support and grow your business.

-  8m eaves to haunch
-  Electric roller shutter
-  3 phase electric
-  Onsite cycle parking
-  Bespoke fit out available
-  Units can be combined
-  Standard WC block
-  Dedicated parking to all units
-  EV Charging
-  Expected floor loading of 50k/kn sq m

ACCOMMODATION

Unit 1	488 sq m	LET
Unit 2	471 sq m	LET
Unit 3	471 sq m	LET
Unit 4	473 sq m	LET
Unit 5	488 sq m	LET
Unit 6	585 sq m	LET
Unit 7	675 sq m	LET
Unit 8	656 sq m	UNDER OFFER
Unit 9	677 sq m	LET



LOCATION



GEMINI POINT

NEW BUILD INDUSTRIAL UNITS TO LET

From 5,088 sq ft (473 sq m) – 10,342 sq ft (960 sq m)

Gemini Point, Birchwood Drive,
Bracken Hill Business Park, Peterlee, SR8 2FB
///sailor.pose.merit

CONTACT US

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



BEZAN CONTRACTOR

bcontractor@fi-rem.com
07393 250 359

OWEN CONNELL

oconnell@fi-rem.com
07795 416 967



NICK ATKINSON

nick@htare.co.uk
0191 245 1234 | 07950 319060

SIMON HILL

simon@htare.co.uk
0191 245 1234 | 07855 834467



DUNCAN CHRISTIE

dchristie@naylorgavinblack.co.uk
07841 764 765

TOBIAS MORRISON

tmorrison@naylorgavinblack.co.uk
07734 229 958

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.