

Hive

AT WEAR HOUSE



INTRODUCTORY
INCENTIVES AVAILABLE



TO LET

HYBRID / MULTI-USE
OFFICE SPACE AVAILABLE

Office spaces
from 187 - 1,150 sq ft

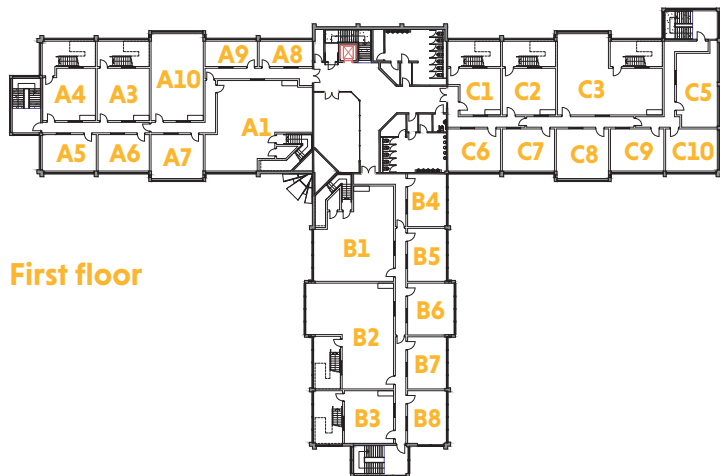
Hybrid units
991 - 3,393 sq ft

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

Accommodation



Ground floor
















First floor

| 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 | - | meeting room | |
| C7 | - | 311 | 311 |
| C8 | - | 366 | 366 |
| C9 | - | 318 | 318 |
| C10 | - | 307 | 307 |

All measurements are in sq ft

Unit Let

Features

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



Location

The property is situated to the south of Peterlee Industrial Estate benefitting from great accessibility to surrounding areas via the A19 which is less than half a mile away.

Drive times

| | | | |
|------------|---------|-----------------------|---------|
| Peterlee | 8 mins | Middlesbrough | 26 mins |
| Sunderland | 23 mins | Newcastle upon Tyne | 35 mins |
| Durham | 24 mins | Newcastle Int Airport | 39 mins |



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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Misdescription act

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