

Hive

AT WEAR HOUSE

INTRODUCTORY
INCENTIVES AVAILABLE



TO LET

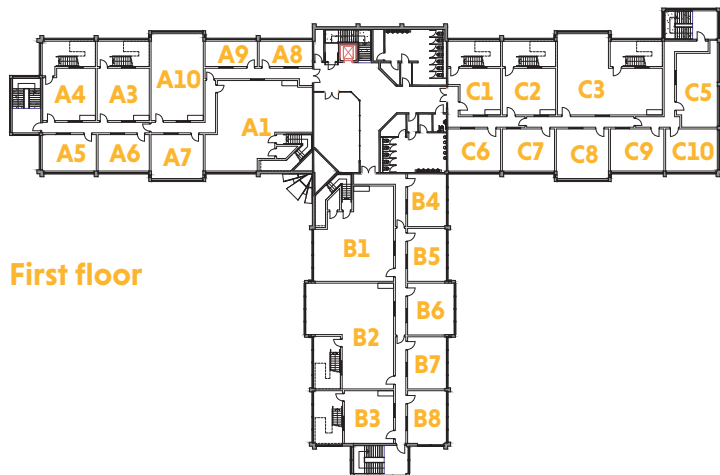
HYBRID / MULTI-USE
OFFICE SPACE AVAILABLE

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



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

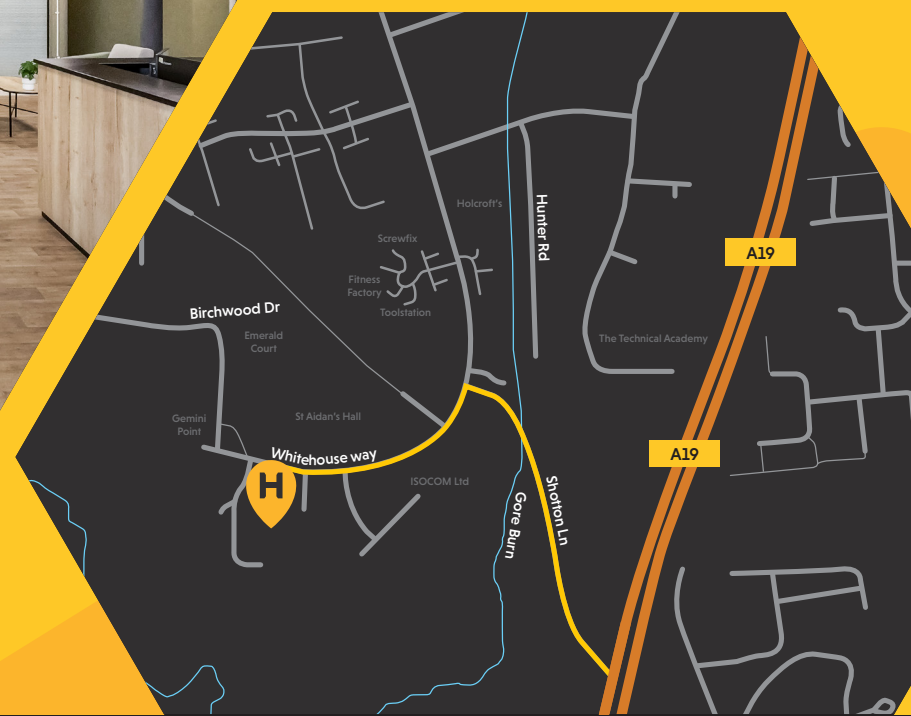


Location

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

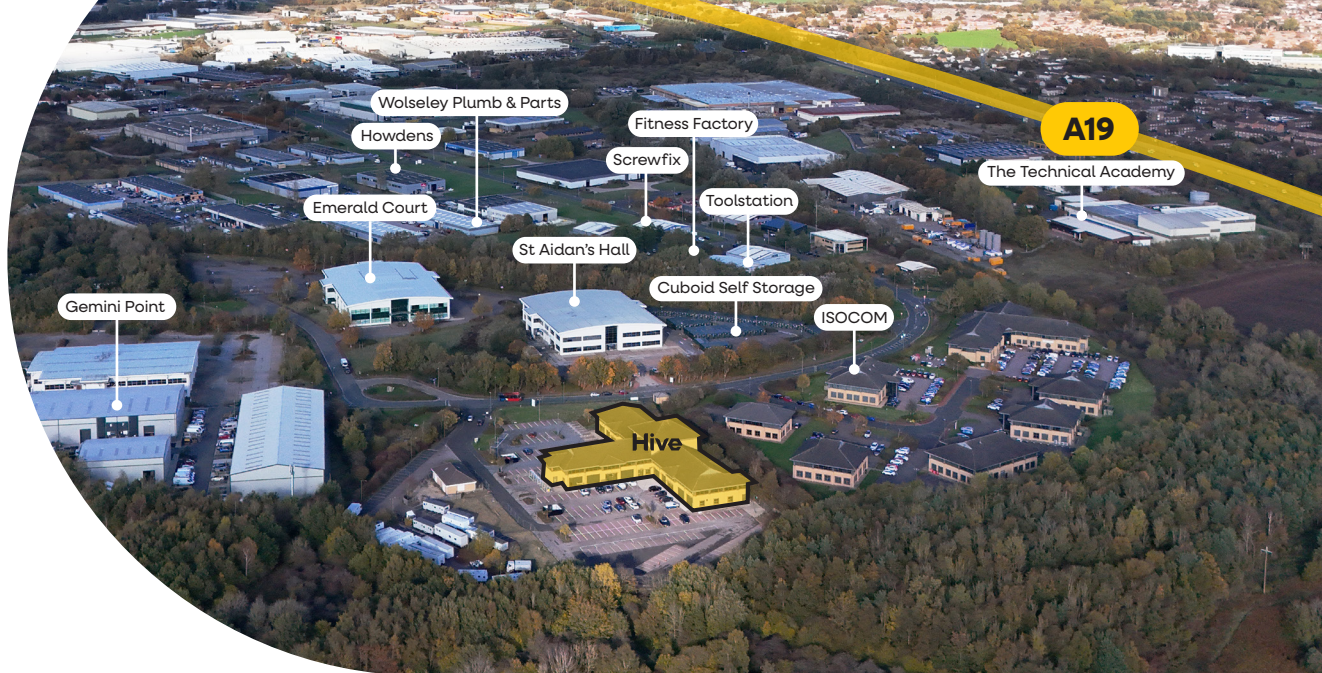
Hybrid units are available on effective full repairing and insuring leases for a term of years to be agreed.

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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