



Sale on behalf of Joint LPA Receivers

FOR SALE

3,803.29 sq m (40,940 sq ft)

Gemini

BIRCHWOOD DRIVE, PETERLEE, CO DURHAM SR8 2RS

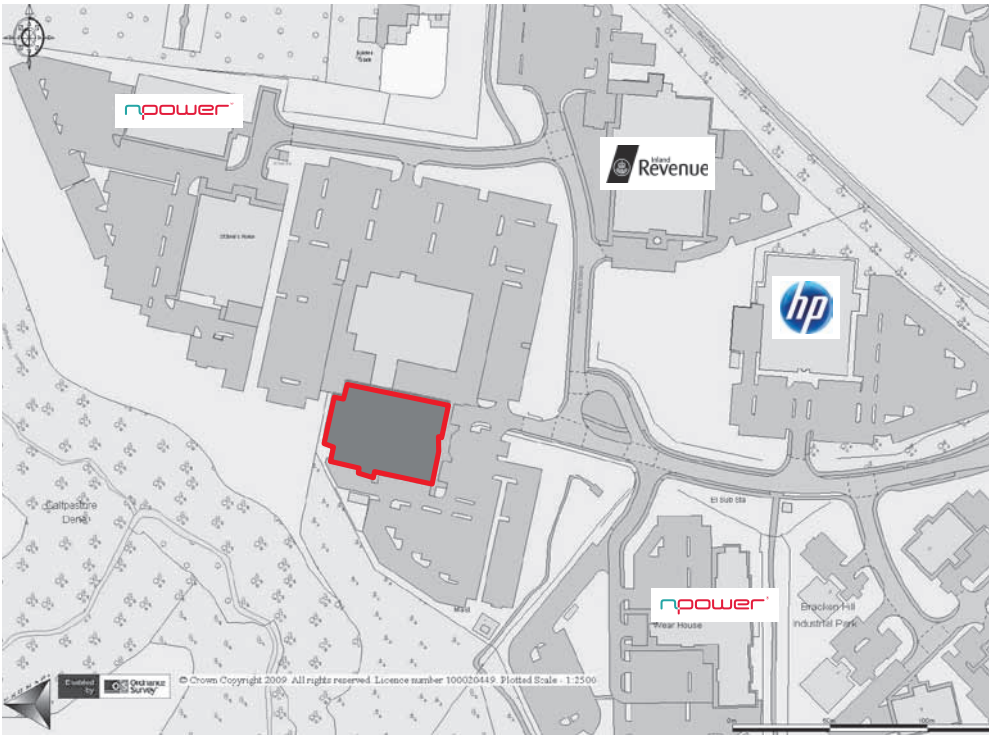


The property provides a two-storey office/call centre on the popular Bracken Hill Business Park

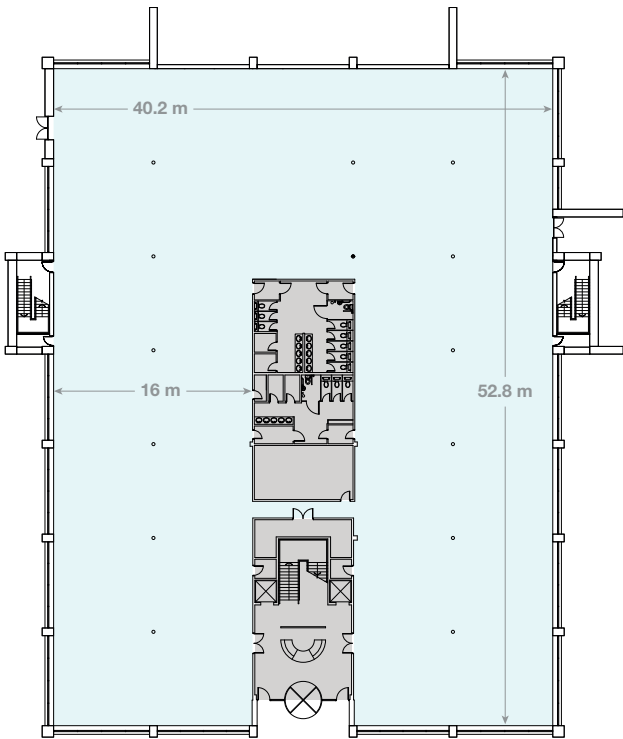
#### SPECIFICATION

- Double height reception
- Full air conditioning
- Gas fired central heating
- Full raised access floors
- 2 eight person passenger lifts
- 157 car park spaces
- 3m floor to ceiling height
- Male, female and disabled toilets provided on each floor

### SITE PLAN AND NEIGHBOURING OCCUPIERS







### FLOOR PLAN INDICATIVE FLOOR LAYOUT



### DEMOGRAPHICS

Peterlee has a population of approximately 95,000 people and forms the commercial focus for the districts of Easington and East Durham. The town has access to a significant labour pool with a working population of over 1.1 million people within 20 miles.

				
Area	Total population	Males	Females	Working age (16-74)
Durham	493,470	239,908	253,562	362,555
Sunderland	280,807	136,625	144,182	206,228
Middlesbrough	134,855	64,694	70,161	96,112
Hartlepool	88,611	42,560	46,051	63,219

Source: 2001 CENSUS

### ACCOMMODATION

The property provides the following net internal areas:

Reception	69.7 sq m	(750 sq ft)
Ground Floor	1,869.4 sq m	(20,123 sq ft)
First Floor	1,864.2 sq m	(20,067 sq ft)
<b>Total</b>	<b>3,803.29 sq m</b>	<b>(40,940 sq ft)</b>





## TRANSPORT LINKS

### BUS

The following regular services are provided from Shotton Road:

BUS NUMBER	DESTINATION
21	Darlington
21A	Middlesbrough
24, 24A, 24B	Hartlepool
201	Peterlee – Bracken Hill
239	Sedgefield Easington Village

A taxi bus service is also available from Bracken Hill.

BUS NUMBER	DESTINATION
203	Sedgefield
204	Easington, Shotton Colliery

### RAIL

The nearest mainline railway station is Durham, providing fast efficient services to the north and south of the country. Peterlee is also serviced by the local rail network with regular services linking with Newcastle and Sunderland to the north, Middlesbrough to the south and Carlisle to the west.

### AIR

The region is served by two international airports, Durham Tees Valley and Newcastle International. Both provide extensive national and international routes to London, Ireland and mainland Europe.

## LOCATION

The property is located within Bracken Hill Business Park, a well established office/ call centre location providing modern and well specified buildings in an attractive landscaped environment.

The property is accessed to the south west of Peterlee approximately 1¼ miles from the Peterlee Junction of the A19.

Peterlee is located between the Tyne and Wear and Teesside conurbations offering excellent road links via the A19.

## DRIVE DISTANCES

Durham Railway Station	10 miles
Sunderland	12 miles
Durham	12.5 miles
Middlesbrough	18 miles
Newcastle upon Tyne	25 miles
Durham Tees Valley Airport	27 miles
Leeds	80 miles

## RATEABLE VALUE

According to the Valuation Office Agency website the property is listed within the 2010 Rating List as Office and Premises with a Rateable Value £317,500.

## TENURE

The property is held long leasehold from 4th December 1998 for a term of 175 years at a peppercorn.

## VAT

VAT is payable where applicable.

## LEGAL COSTS

Each party is to bear their own legal costs.

## PRICE

Upon application.

## VIEWING

Viewing is strictly by prior appointment via the sole agents BNP Paribas Real Estate.



Aidan Baker  
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The property is being marketed on behalf of the Joint LPA Receivers and therefore no warranties or guaranteed in any respect, including but not limited to VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Misrepresentation Act 1967: Messrs BNP Paribas Real Estate for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs BNP Paribas Real Estate nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated, all prices and rents are quote exclusive of VAT. property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Date prepared: May 2014

# Energy Performance Certificate

## Non-Domestic Building



Gemini Building  
Bracken Hill Business Park  
PETERLEE  
SR8 2RS

**Certificate Reference Number:**  
0950-6942-0372-8620-4030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

◀ **53**

This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	4376
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	29.02

### Benchmarks

Buildings similar to this one could have rating as follows:

**27**

If newly built

**72**

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.