

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



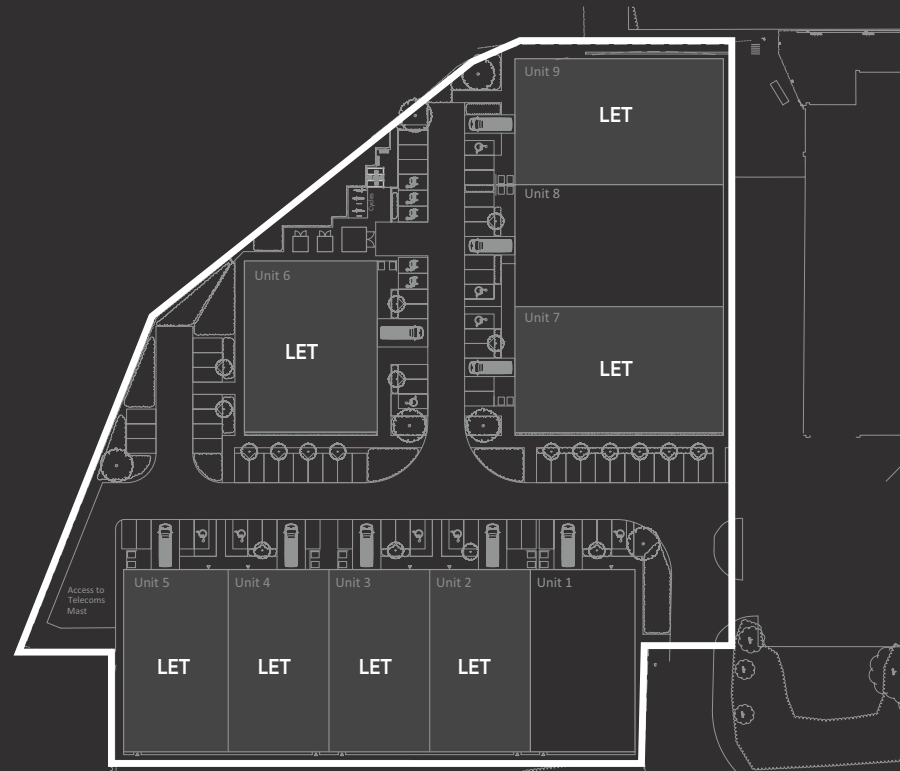
EV Charging



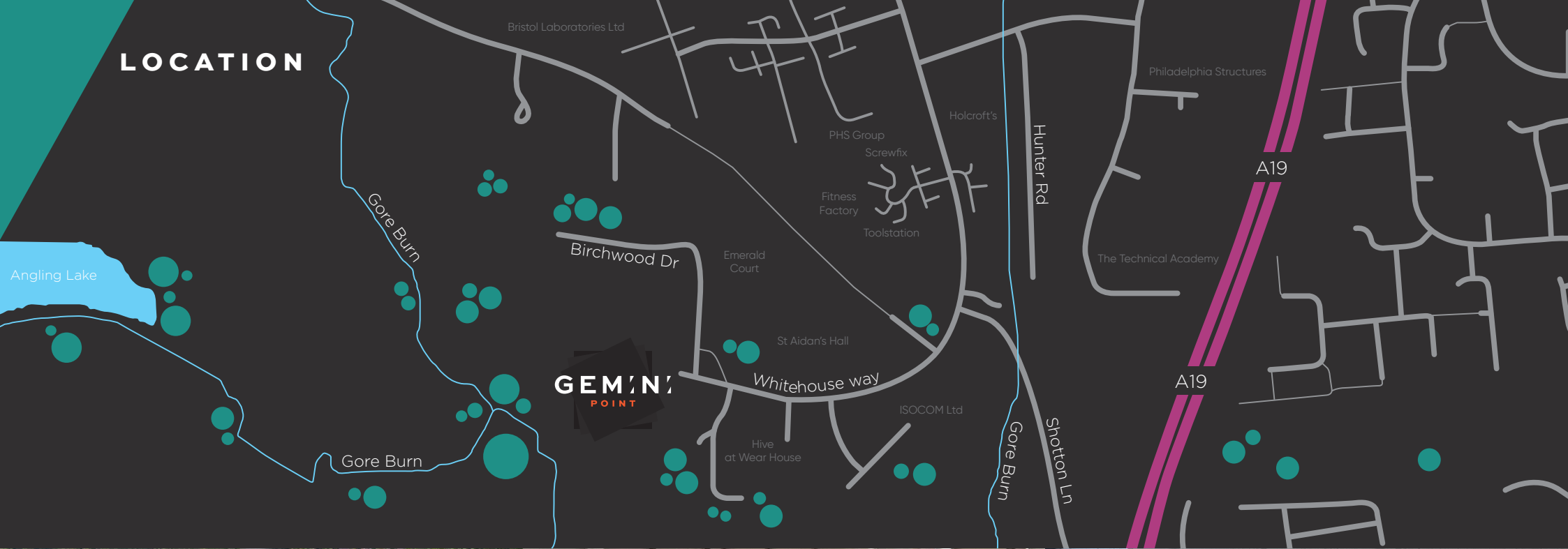
Expected floor loading of 50k/kn sq m

## ACCOMMODATION

Unit 1	488 sq m	5254 sq ft
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	7062 sq ft
Unit 9	677 sq m	LET



# LOCATION



# GEMINI POINT

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### CONTACT US

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



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## 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.