

Two-storey office space available to let

St Cuthbert's House, 5 Fern Court, Bracken Hill Business Park, SR8 2RR



St Cuthbert's House, 5 Fern Court, Bracken Hill Business Park, SR8 288

- Fully refurbished Q2 2026
- 38 surfaced car parking
- LED lighting
- Excellent access to A19

Get more information

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Avison Young

Eighth Floor
Wellbar
Gallowgate
Newcastle Upon Tyne
NE1 4TD

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Property Description

The subject property comprises a detached, purpose-built, two-storey office block, which has recently been fully refurbished to a very high standard.

Internally, at ground level, the building provides an entrance lobby with stairs to the first floor and a central service core which provides an 8- person lift, male, female, and disabled WC facilities and storage.

The ground floor provides office accommodation which has access from multiple entrances and wraps around the service core providing two larger open plan office areas, meeting rooms, a staff kitchen area and a server room. The first floor provides further office accommodation and another kitchen area. The office accommodation benefits from excellent levels of natural light throughout, together with raised access flooring, suspended ceilings with LED lighting and central heating radiators.

Externally there are 38 car parking spaces in a highly landscaped setting, as well as a back up sub-station providing occupiers with added resilience.

The property can be let on a full building or full floor basis.

Location

The subject property is situated on the Bracken Hill Business Park which lies on the west side of Peterlee with access directly off the A19. The property is located 10 miles east of Durham, 16 miles north of Middlesbrough, 13 miles south of Sunderland and 22 miles south of Newcastle Upon Tyne.

Nearby occupiers include Iris Engineering & Technology, Auxillis Insurances Services, Everflow, and NHS Foundation Trust.

Specification

- LED lighting
- Barrier controlled access
- Meeting rooms
- Excellent access to A19
- Generous car parking
- Staff kitchen area
- Raised access flooring
- Suspended ceilings

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area	Sq m	Sq ft
Ground Floor	473.2	5,094
First Floor	473.20	5,094
Total GIA	946.40	10,188

EPC

The property has An EPC rating of B(45).

Rates

The current rateable value of the property is £85,000.

Terms

Terms to be agreed between parties.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

Rent

Rent is based off £10 per sq. ft.

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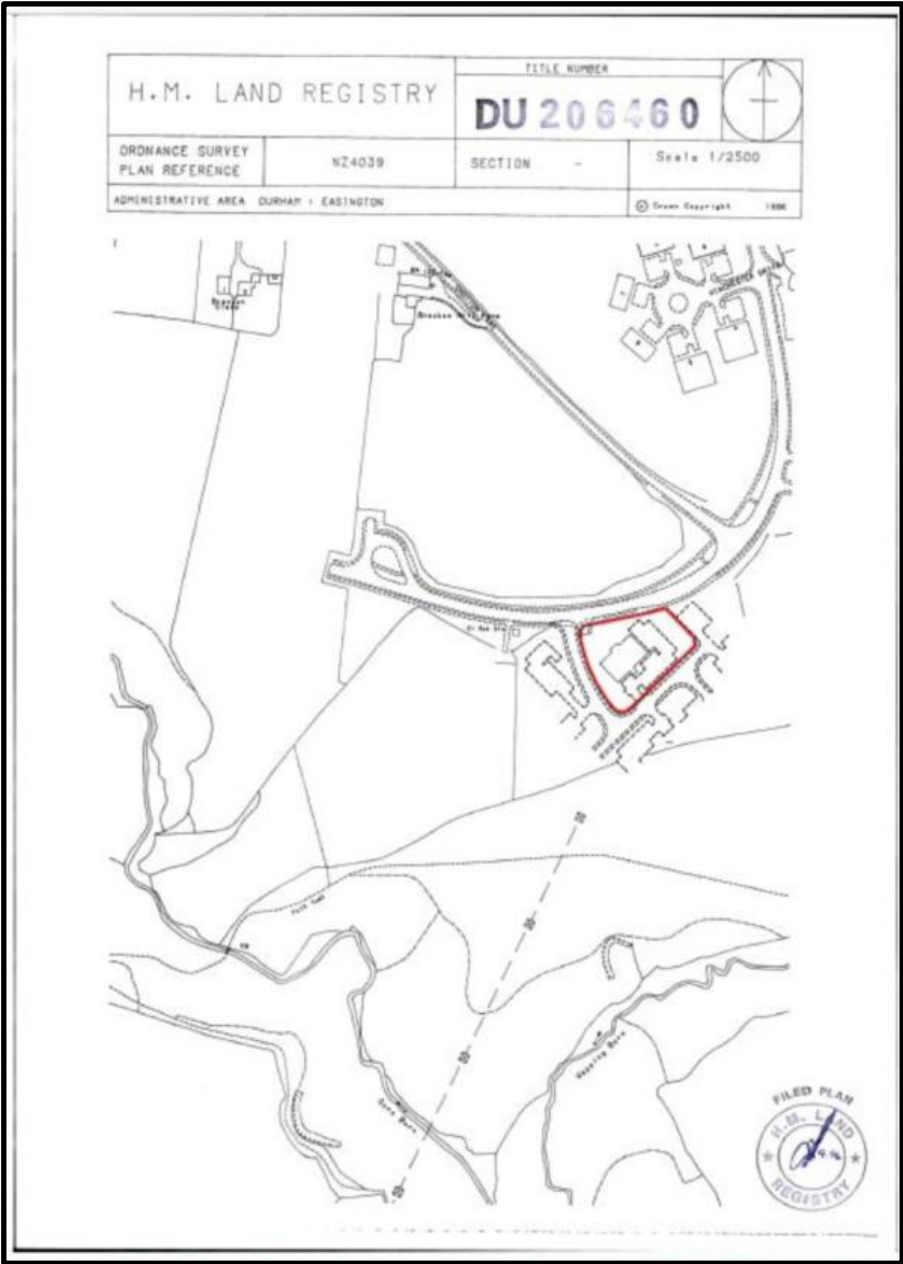


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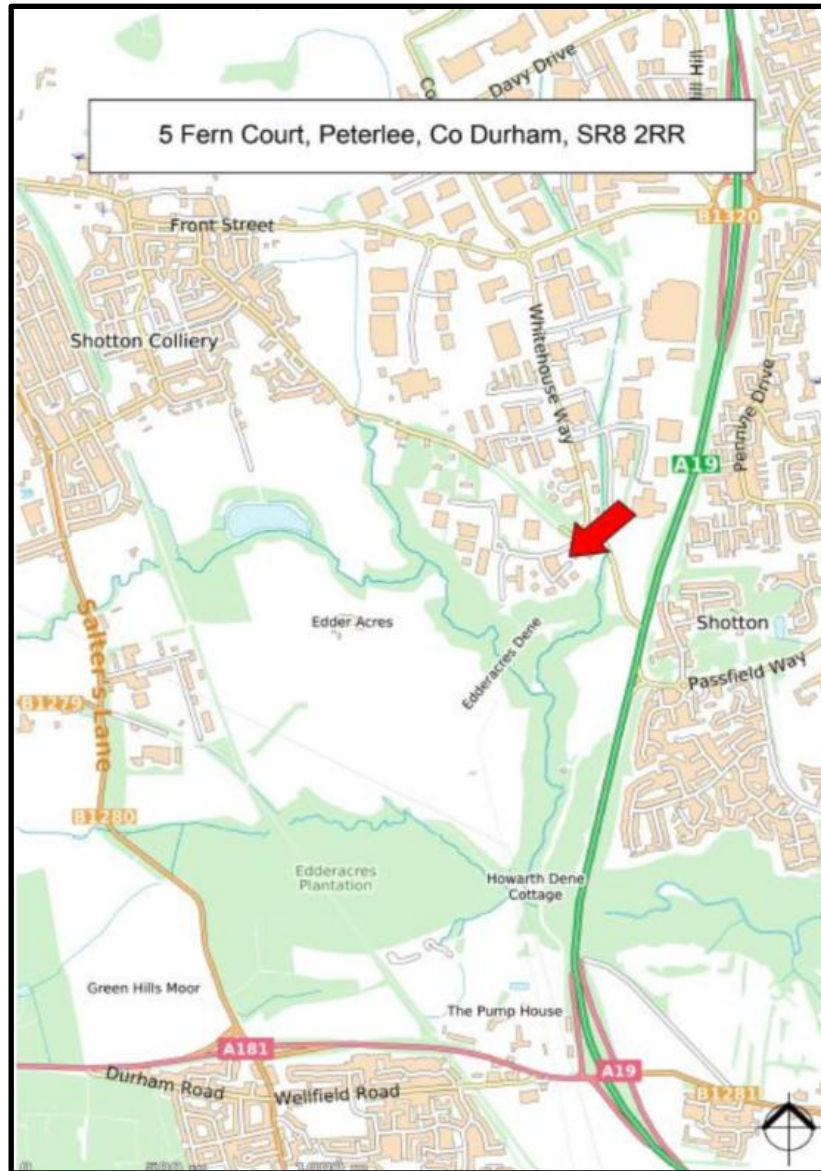
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