



## PETERLEE APOLLO HOUSE, BRACKEN HILL BUSINESS PARK, BIRCHWOOD DRIVE, SR8 2RS

- Long leasehold office building
- 4,020.50 sq m (43,276 sq ft)
- Planning permission for conversion to warehousing
- Vacant possession (plus £9,600 per annum from car parking)

### DESCRIPTION

A detached modern office building providing about 4,020.50 sq m (43,276 sq ft) of office accommodation arranged over ground and first floors. The building sits on a site of about 0.78 hectares (1.92 acres) and externally provides parking for about 157 cars. The building has planning permission for conversion to four warehousing/storage units (see "Planning").



### LOCATION

**Summary:** The building lies within an established business park about 1 mile west of Peterlee  
**Miles:** Durham 9 miles, Newcastle upon Tyne 18 miles  
**Roads:** A19, A18, A1(M)  
**Air:** Durham Tees Valley Airport  
**Nearby Occupiers:** Capita, NHS, HMRC

### TENURE

Long leasehold for a term of 175 years less 3 days from 03/08/1999 at a peppercorn rent

### VAT

Refer to the legal documentation

### EPC

See website

### PLANNING

Durham County Council (0300 026 2830) [www.durham.gov.uk](http://www.durham.gov.uk). Planning permission was granted on 19/04/2018 for a change of use to storage (Use Class B8) - planning ref: DM/18/00437/FPA. A proposed scheme to provide four warehouse units has been drawn up and further details are available within the legal pack.

FLOOR	USE	SQ M	SQ FT	TENANT	LEASE TERMS	RENT £ PA
Ground First	Offices Offices	2,040.25 1,980.25	21,962 21,316	Vacant		
Ground	Car parking	84 parking spaces	Edit	Auxillis Services Ltd	License until 13/03/2020	£9,600 (1)
Rooftop	Solar panels			Symbio Energy LLP	25 years from 28/03/2014	Peppercorn
TOTAL		4,020.50	43,276			£9,600

(1) The car parking license has a rolling one month's break clause



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