

# Hive

INTRODUCTORY  
INCENTIVES AVAILABLE



## TO LET

Hybrid & flexible office  
space available

### Office suites

from 187 - 642 sq ft  
starting at £280 pcm

### Hybrid units

991 - 3,393 sq ft  
starting at £744 pcm

At Wear House, Bracken Hill Business Park, Birchwood Drive, Peterlee. SR8 2RS.

# Why Choose Hive?

Hive at Wear House provides high specification commercial spaces for a range of prospective users. Hybrid units are equipped with electric roller shutter doors or double-glazed frontages, many of the units have office space to the first floor accessed via internal staircases.

The first floor provides light and airy, high specification office suites in a range of sizes. All units benefit from attractive break out spaces and amenities, free shared broadband, free parking and electric charging points.

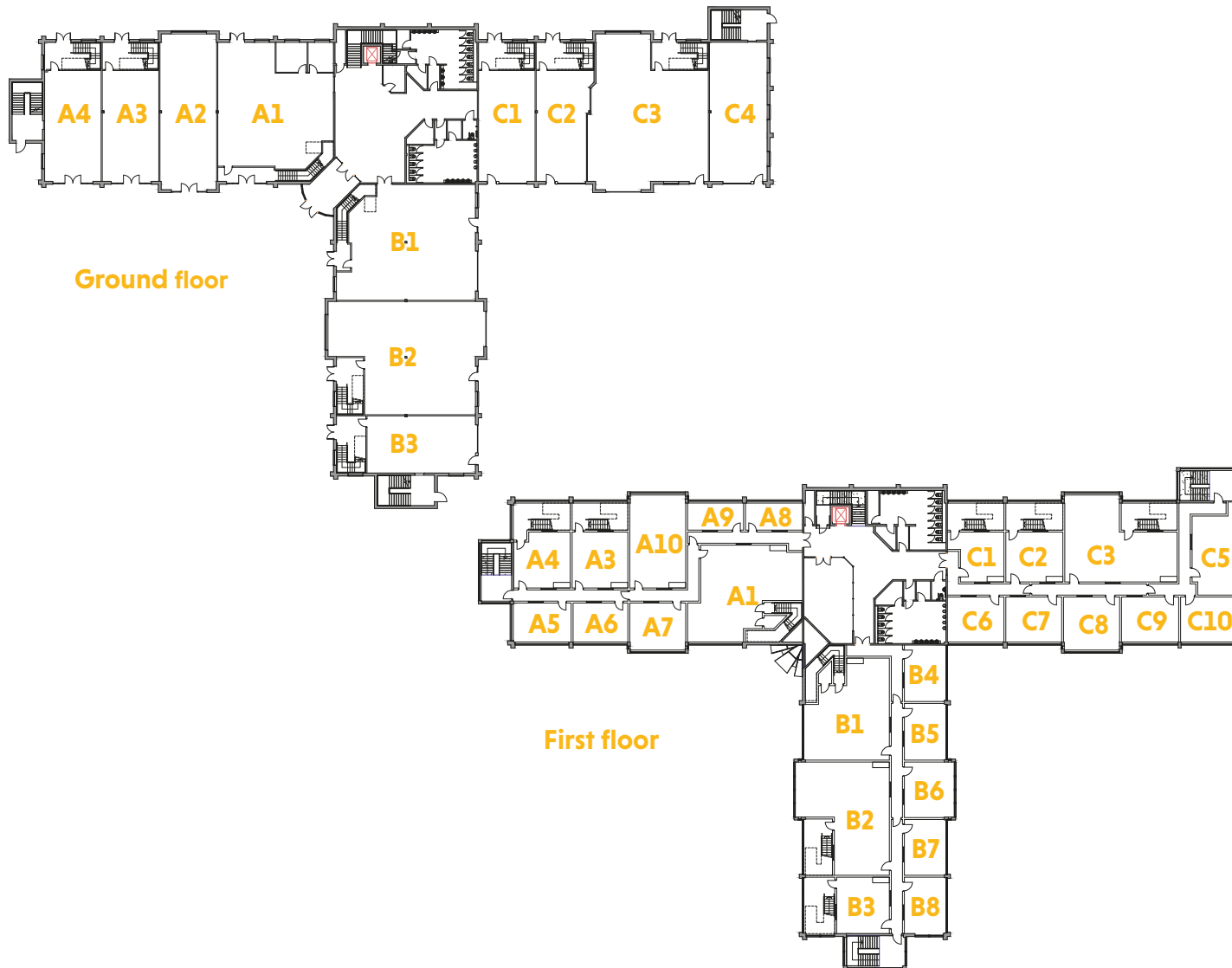
Boasting a number of key benefits, Hive is ideal for any business just starting out or those looking for space to expand.

## Features

-  Independent roller shutter or double door access for hybrid units
-  Electric vehicle charging points available
-  High specification fit out
-  Communal break out space
-  Bespoke telecoms packages available
-  LED lighting throughout
-  Free shared broadband
-  Free parking
-  Secure site with monitored CCTV
-  Free furniture available for offices subject to availability
-  24hr access
-  On site building manager
-  Energy efficient building
-  Cycle store



# 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	LET	LET	LET
B2	2,160	1,233	3,393
B3	982	585	1,567
B4	LET	LET	LET
B5	-	LET	LET
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	-	315	315
C7	-	311	311
C8	-	366	366
C9	-	318	318
C10	-	307	307

All measurements are in sq ft

# Location

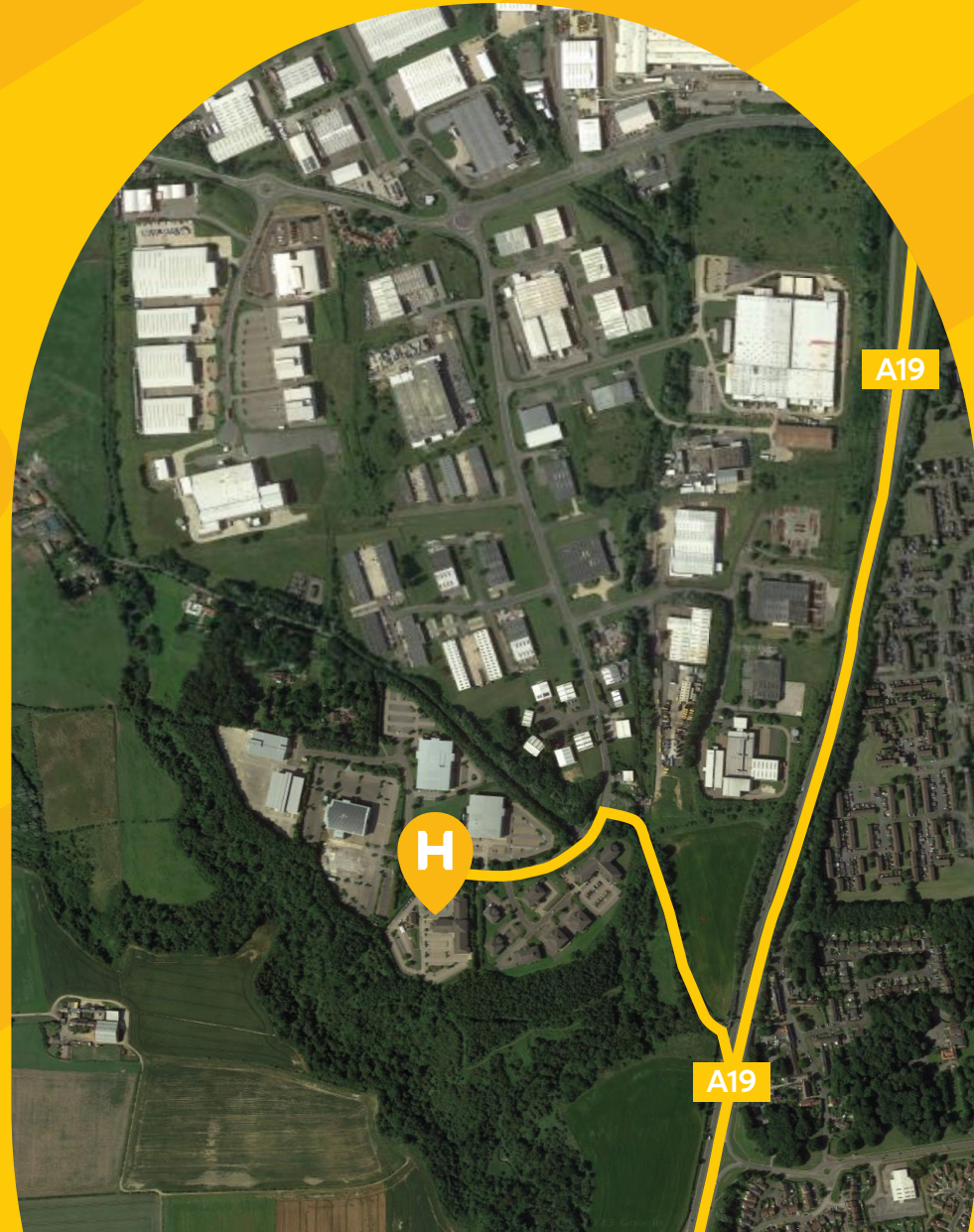
Bracken Hill Business Park is an established industrial and commercial location which benefits from exceptional transport links, located just off the A19. Providing easy access to the rest of the North East.

The park spans 36 acres with over 500,000 sq ft of offices hosting a diverse mix of large and small businesses.

Bracken Hill Business Park is situated within the wider Peterlee Industrial Estate which is home to a range of occupiers including Caterpillar, Screwfix, Toolstation, Howdens, NSK Bearings Europe.

## Drive times

Peterlee	2.8 miles	8 mins
Sunderland	12 miles	23 mins
Durham	12.5 miles	24 mins
Middlesbrough	19 miles	26 mins
Newcastle upon Tyne	25 miles	35 mins
Newcastle Int Airport	30 miles	39 mins



# Hybrid Unit - Cutaway Plans

Images are for illustrative purposes only.



**Unit A1**

1,953 sq ft industrial/storage & 1,235 sq ft office



**Unit C1**

972 sq ft industrial/storage & 498 sq ft office

## 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](http://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.

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Birchwood Drive, Peterlee. SR8 2RS.



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## A development by



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