

## Peterlee Apollo House Bracken Hill Business Park Birchwood Drive SR8 2RS

- **Long Leasehold Vacant Office and Car Park Investment**
- Modern office building totalling approximately 4,020.50 sq m (43,276 sq ft)
- Site area approximately 0.78 hectares (1.92 acres)
- Approximately 84 car parking spaces let on a licence
- Planning for change of use to warehouses
- May suit investor or owner occupier
- Current Gross Licence Fee Reserved **£9,600 pa**  
**plus vacant offices totalling 4,020.50 sq m (43,275 sq ft)**



### Tenure

Leasehold. Held for a term of 175 years (less 3 days) from 3rd August 1999 (thus having some 156 years unexpired) at a peppercorn.

### Location

Peterlee, with a population in excess of 31,000, is located 7 miles north-west of Hartlepool, midway between Middlesbrough and Sunderland, adjacent to the A19 dual carriageway. The property is situated in the established Bracken Hill Business Park which is some 3 miles west of the town centre, just off the A19. The property is accessible via Birchwood Drive. Occupiers close by include HM Revenue & Customs, Npower, Hewlett Packard and Albany Assistance.

### Description

The property is arranged on ground and one upper floor to provide a modern office building benefiting from raised access floors, category 2 lighting, air conditioning, WCs on both floors and two 8-person passenger lifts. The property benefits from some 84 car parking spaces within the site. In addition, the ground floor links to the adjoining Gemini House. The building has planning permission for conversion to four warehousing/storage units (see 'Planning').

### Planning

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

### Documents

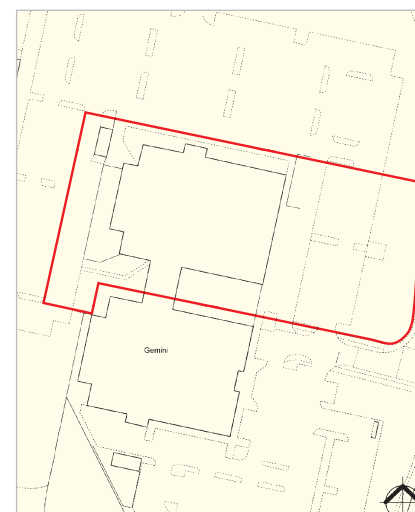
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance

EPC Rating 53 Band C (Copy available on website).

### Viewings

Block viewings to be held on specified dates. Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 144 Peterlee.**



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and First	Vacant	Ground Floor Offices 2,040.25 sq m (21,962 sq ft) First Floor Offices 1,980.25 sq m (21,316 sq ft)		—	—
Ground	Auxillis Services Ltd	84 Parking Spaces	Licence until 13.03.2020 (1)	£9,600 p.a.	
Rooftop	Symbio Energy LLP		25 years from 28.03.2014	Peppercorn	

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

**Total £9,600 p.a. plus vacant offices**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Lizzie Kiteley, Exello Law. Tel: 0151 347 0937 e-mail: [ekiteley@excellolaw.co.uk](mailto:ekiteley@excellolaw.co.uk)

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