

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

- **Long Leasehold Vacant Office**
- Modern office building totalling approximately 4,020.50 sq m (43,276 sq ft)
- Site Area 0.78 hectares (1.92 acres) approximately
- Approximately 157 car parking spaces
- May suit Investor or Owner Occupier
- No VAT applicable

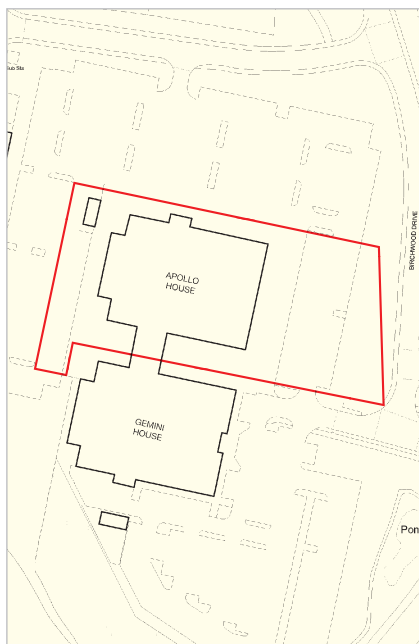
Vacant ⁽¹⁾

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Leasehold. Held for a term of 175 years (less 3 days) from 3rd August 1999 (thus having some 161 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, N Power, 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, WC's on both floors and two 8-person passenger lifts. The property benefits from some 157 car parking spaces within the site. In addition the ground floor links to the adjoining Gemini House.

The property provides the following accommodation and dimensions:

Ground Floor Reception	64.8 sq m	(697 sq ft)
Ground Floor Link	100 sq m	(1,076 sq ft)
Ground Floor Offices	1,875.45 sq m	(20,188 sq ft)
First Floor Offices	1,875.75 sq m	(20,190 sq ft)
First Floor Link	104.5 sq m	(1,125 sq ft)
Total	4,020.50 sq m	(43,276 sq ft)
Site Area	0.78 Hectares	(1.92 Acres)

Tenancy

The property is to be offered Vacant (1).

(1) Terms are being negotiated with Albany Assistance Limited for a licence of 40 car parking spaces at a licence fee of £4,000 pa (annualised) subject to contract. Please refer to the legal pack for further information.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance

EPIC 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@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 76 Peterlee**.

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 Berwin Leighton Paisner (Contact: Ms J Balcombe). Tel: 020 3400 4916 e-mail: jody.balcombe@blplaw.com