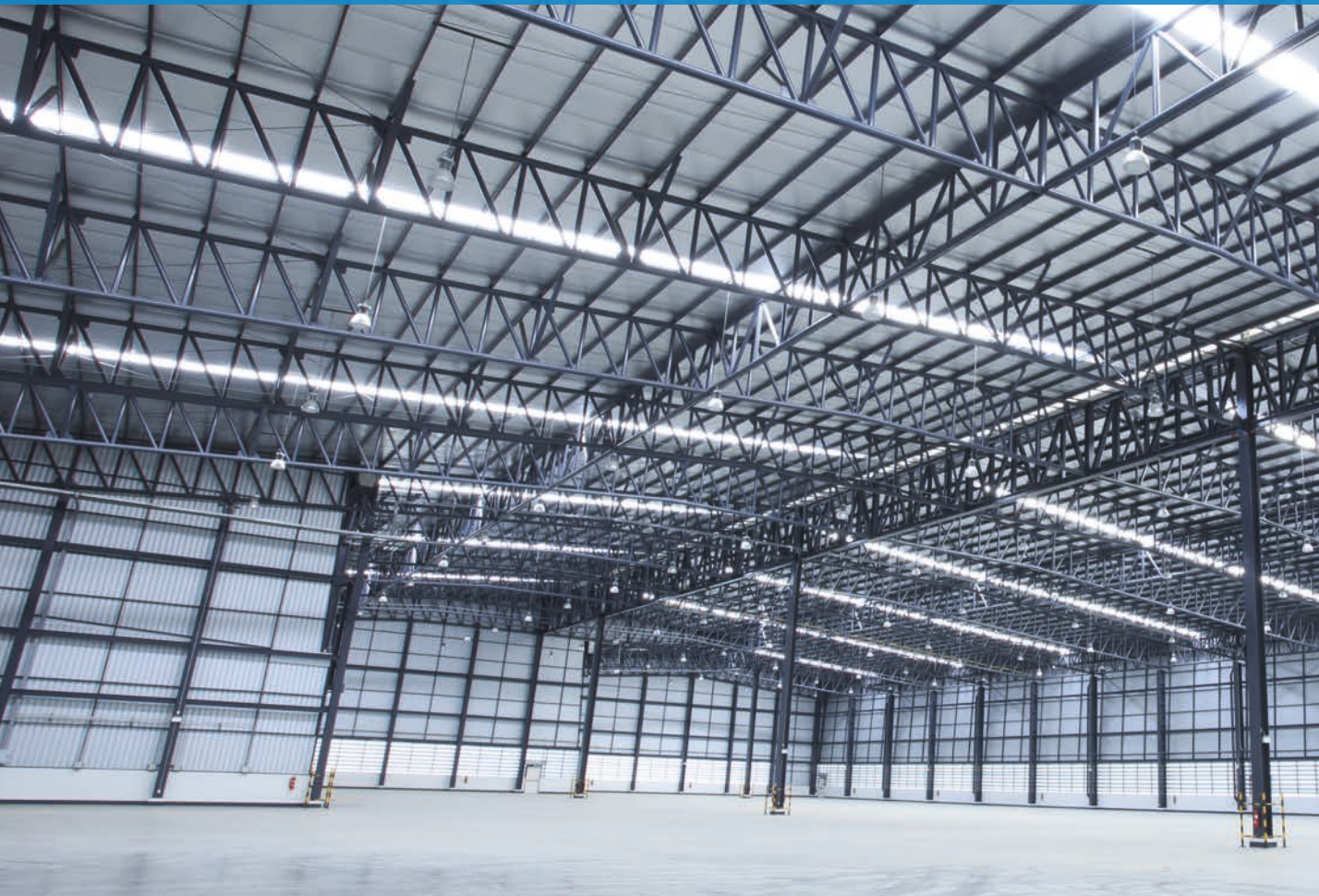


GEMINI INDUSTRIAL PARK

Birchwood Drive, Peterlee, County Durham, SR8 2RS

**FOR SALE
/TO LET**

DESIGN AND BUILD OPPORTUNITIES AVAILABLE
FROM 10,000 TO 40,000 SQ FT



LOCATION

Gemini Industrial Park is located within Bracken Hill, a thriving industrial and office park with occupiers including Caterpillar, NSK, Capita and DXC Group. The Site is accessed to the south west of Peterlee approximately 1 mile from the Peterlee Junction of the A19.

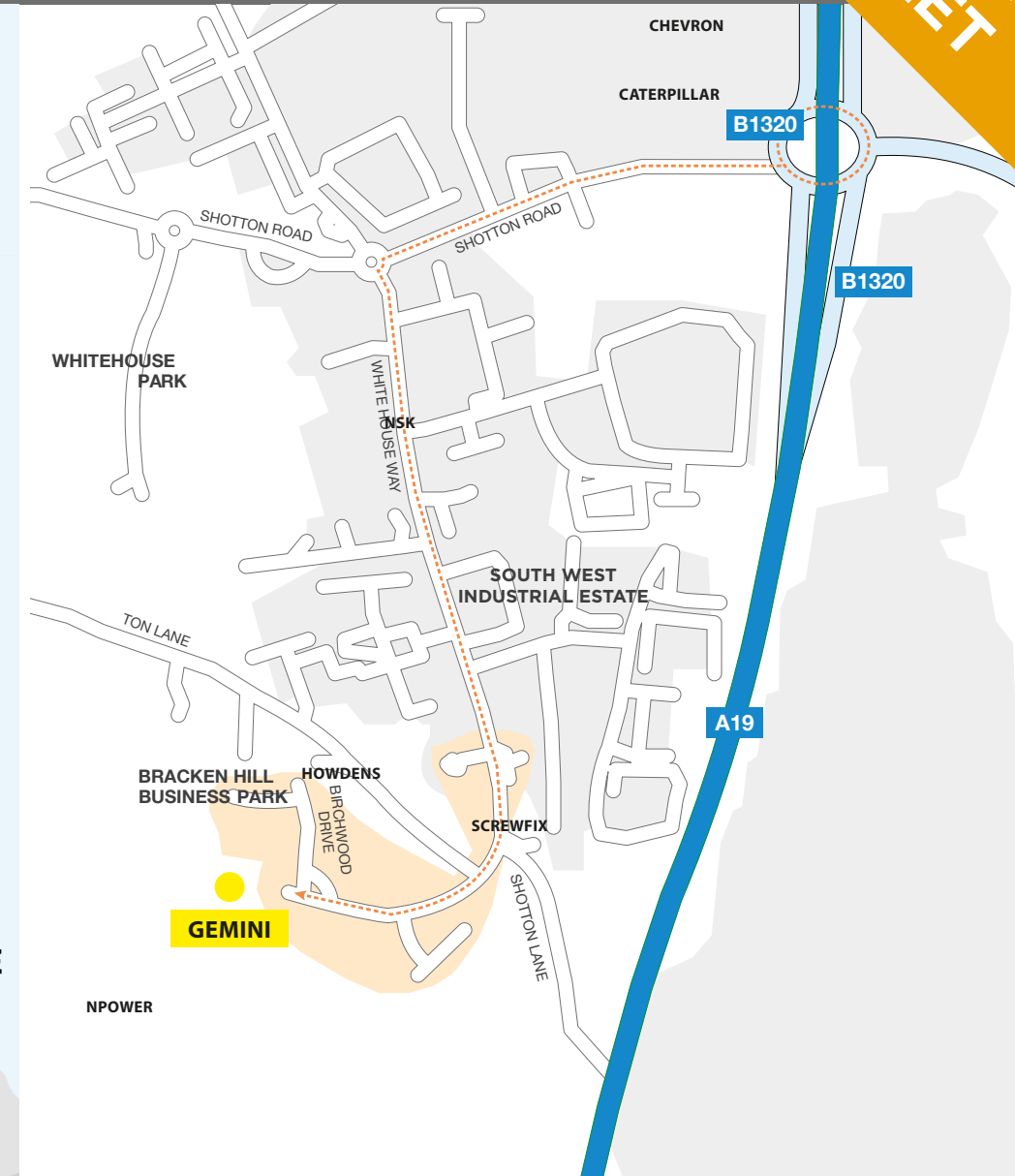
Peterlee is located between the Tyne and Wear and Teesside conurbations offering excellent road links via the A19.

CONNECTIVITY

Sunderland	12 miles
Durham	12.5 miles
Middlesbrough	19 miles
Port of Tyne	21 miles
Teesport	22 miles
Newcastle upon Tyne	25 miles
Durham Tees Valley Airport	27 miles
Newcastle International Airport	30 miles
Leeds	80 miles

PROPOSED SPECIFICATION

Steel portal frame
Insulated steel cladding to walls and roof
3 phase electricity supply
Good quality office space
Secure service yard
On site car parking



DESIGN AND BUILD OPPORTUNITIES AVAILABLE
FROM 10,000 TO 40,000 SQ FT



Example site layout only. Specific site layouts
and unit sizes can be accommodated.



GEMINI INDUSTRIAL PARK

Birchwood Drive, Peterlee, County Durham, SR8 2RS

FOR SALE
/TO LET

THE SITE

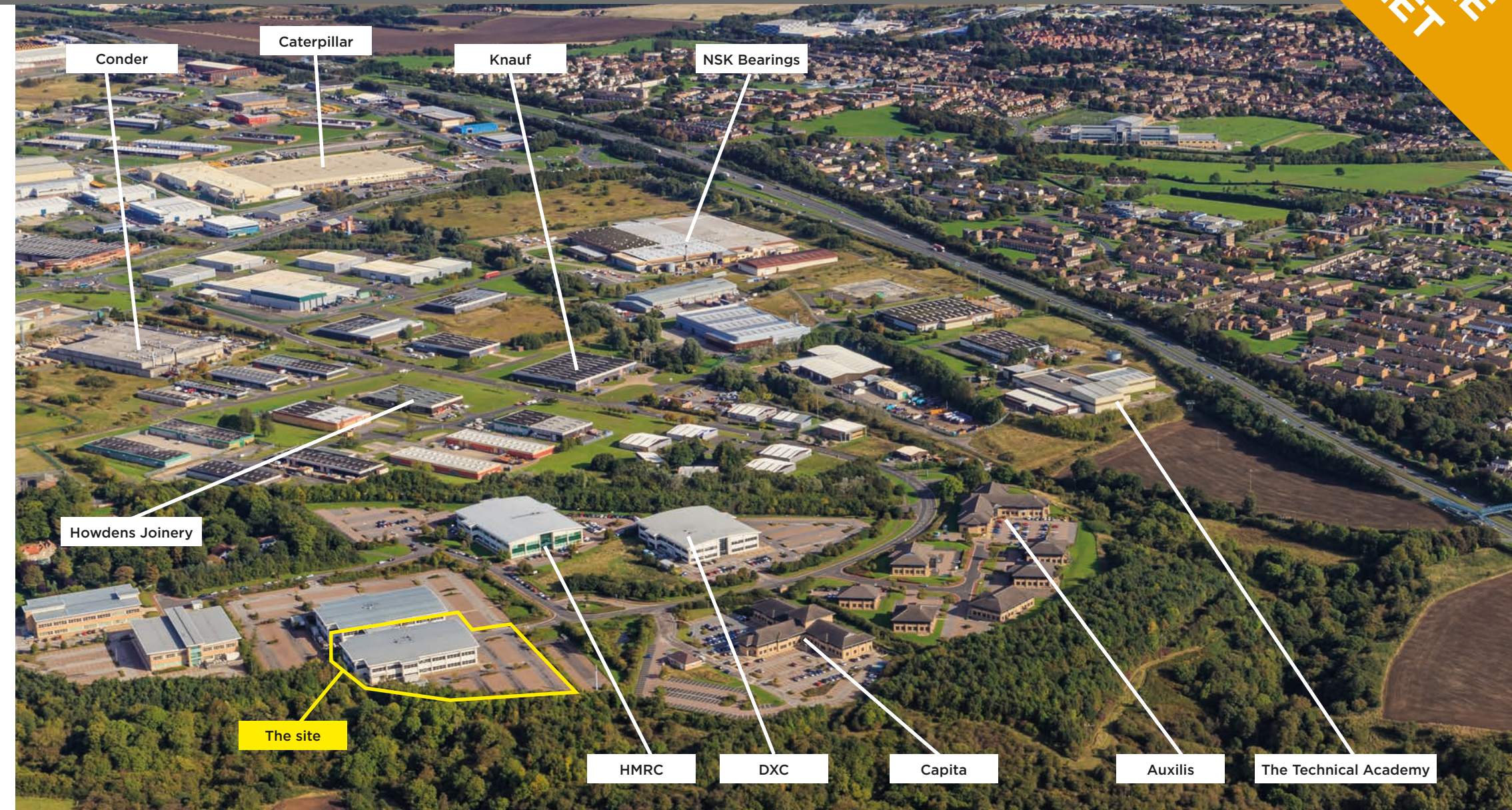
2.5 Acres (1.01 Ha)
Flexible Site - Design and Build opportunities catering
for all occupiers. The development site can be configured
to meet the specific requirements of any occupier.



Aidan Baker BNP Paribas Real Estate
One Trinity Gardens Broad Chare
Newcastle upon Tyne NE1 2HF
T +44 (0) 191 227 5737
F +44 (0) 191 232 0944
M +44 (0) 7712 868537



FI Real Estate Management
Canal Mill, Botany Brow
Chorley, Lancashire PR6 9AF
T 01257 263 010 **F** 01257 233 523
www.fi-rem.com



FI Real Estate Management Ltd (FIREM) for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but most satisfy themselves by inspection or otherwise as to the accuracy (iii) no person in the employment of FIREM or any joint agency has any authority to make or give any representations or warranty whatever in relation to this property. July 2018

T 01257 263 010 **F** 01257 233 523 **W** www.fi-rem.com