

- Modern two storey detached office
- Net internal area 1,080 sq. m (11,625 sq. ft.)
- Set within a 1.045-acre landscaped site
- 39 Secure parking bays
- Excellent transport links / 530m from A19
- Gas central heating, air conditioning, 8 persons lift
- CCTV, fire/intruder system, keyless entry system



**St Cuthberts House,  
Unit 5, Fern Court, Bracken Hill Business Park,  
Peterlee, County Durham SR8 2RR**

**Auction Guide Price £375,000 + vat**

For Sale by Auction. Live Online Auction, bidding starts  
Thursday 26<sup>th</sup> February 2026. Terms & Conditions apply,  
see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)  
Tenure: Long Leasehold

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### **Location**

St Cuthberts House is situated within Fern Court on the established Bracken Hill Business Park, Peterlee. The business park occupies a prominent position on the eastern edge of Peterlee and is a well-regarded commercial location, home to a range of local and national occupiers. The property benefits from excellent transport links, with immediate access to the A19, providing direct connections north to Sunderland and Newcastle upon Tyne, and south to Teesside and Middlesbrough. The A690 is also close by, offering convenient access to Durham City. Peterlee town centre is located approximately 2 miles to the west, providing a range of retail, leisure, and service amenities. The surrounding area offers a strong local workforce and ample on-site and nearby parking, making the location well suited for office, professional, or business use

### **Description**

This striking detached two storey office boasts a double-height glazed atrium at the front, complemented by powder-coated aluminium frame double-glazed windows, offering an abundance of natural light and a contemporary façade. Internally, the office space is finished to a modern specification, featuring suspended ceilings, Category II lighting, and raised access flooring. Each floor is open plan office space alongside male, female, and disabled W/C facilities, ensuring comfort and accessibility for all occupants. A fully equipped kitchen is provided on each floor, ideal for staff convenience as well as a few private offices and coms room.

The building is designed for both functionality and reliability, with gas central heating via two recently installed boilers, air conditioning, and a back-up diesel generator for uninterrupted operations. Security and safety are a priority, with a fire alarm system with emergency lighting, intruder alarm, Hikvision CCTV, and a keyless entry system. Additional features include an 8-person lift, 3-phase electrics, and energy-efficient LED lighting, making this property suitable for a wide range of businesses seeking modern, flexible office accommodation.

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

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Floor Area	Sq. m.	Sq. ft.
Ground Floor	540	5,812.5
First Floor	540	5,812.5
<b>Total</b>	<b>1,080</b>	<b>11,625</b>

#### Site Area

0.423 Hectares / 1.045 Acres

#### EPC Rating

B

#### Parking

The property comes with 39 dedicated parking bays; the bays are accessed through an electric gate with key-fob entry and overlooked by a CCTV system.

#### Tenure

175 year lease from 4 April 1996, the freeholder is The County Council of Durham. The rent is one peppercorn.

#### Auction

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### Viewing Arrangements

Strictly by appointment through this office.

### Rateable Value

The 2026 Rating List entry is Rateable Value £85,000.

### Information Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com).

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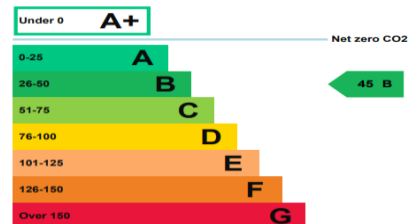
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#### Energy rating and score

This property's energy rating is B.



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