

To Let



Units 7 & 8 The Bulrushes

Boldon Business Park, NE39 9PE

 **naylors**

To Let

Modern Offices

3,142 – 6,354 Sq Ft

- Good quality modern offices
- Established business park location adjacent to the A19
- Air conditioned units
- Good car parking ratio
- LED light fittings



Location

The Bulrushes is located on the well-established Boldon Business Park benefiting from being situated on the A19 giving access north and south.

Newcastle upon Tyne is approximately 5 miles to the north west, accessed via the A184, Sunderland 3 miles to the south east and the Tyne Tunnel is only 3 miles to the north along the A19. The Bulrushes lies adjacent to the ornamental lake and next to the Hi-Tech Office Village and the Quadrus Building.

Description

Boldon Business Park is an established business location with office and industrial developments complemented by retail and leisure facilities all within a five-minute walk.

The offices provide high quality premises within a desirable landscaped development, complemented with generous car parking facilities.

Accommodation

The accommodation has the following approximate areas:

	Sq. Ft.	m2
Unit 7		
First Floor	1,689	157
Ground Floor	1,522	141.42
Total :	3,212	298.42

Unit 8		
First Floor	1,680	156.14
Ground Floor	1,462	135.81
Total:	3,142	291.95

Unit 7&8		
Total :	6,354	590.37

The buildings are available separately.

Lease Term

The offices are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£12.50 per square foot per annum exclusive of VAT, rates and service charge.

Service Charge

The current service charge budget is £1.45psf.

The cost of the Building Insurance premium is £0.23psf.

Rateable Value

According to the Valuation Office Agency website the units have the following rateable values (from 1 April 2026):

Unit 7: £29,500

Unit 8: £30,000

EPC

Unit 7: B 45

Unit 8: B 48

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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