

**To Let**



## **Unit 1 Didcot Way, Boldon Business Park**

Boldon Colliery, NE35 9PD

 **naylors**

# To Let

## Detached Unit with 3MVA Dedicated Power

63,893 Sq Ft (5,935 Sq M)

- Modern factory/warehouse unit pending comprehensive refurbishment
- Excellent location less than ½ a mile from the A19
- Refurbishment to include roof, elevations and modernisation of facilities
- Opportunity to adapt to bespoke requirements in terms of size, specification and loading
- Large power supply: 3 MVA with capacity to 5 MVA subject to availability
- To let on new fully repairing lease
- Rent: £415,000 per annum

### Location

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle and Gateshead. The modern well established estate is located close to the recently upgraded Testos junction where the A184 and A19 meet, providing excellent access throughout the region.

The estate provides a wealth of amenities with Boldon Leisure Park on the main approach road providing food outlets including McDonalds, Nandos, Tim Hortons and Starbucks as well as a cinema, Asda supermarket and petrol filling station.

Unit 1 is situated on Didcot Way, immediately off the main B1298 estate spine road. Please refer to the attached map for further directions.

### Description

Unit 1 is a modern large detached unit pending full refurbishment which will provide:

#### Office Accommodation:

- High quality two-storey offices
- New aluminium framed double glazing
- Open plan and modular office space
- Staff amenities, WCs and canteen area
- Gas central heating
- Dedicated staff parking

#### Production/Warehouse

- Open plan warehousing/manufacturing space
- Eaves height 6.3m
- Minimum 3 loading doors with scope to add more
- High bay LED lighting
- Dedicated yard
- High power supply – dedicated 3 MVA\*

\*5 MVA dedicated supply is split between Units 1 & 5. 3MVA is dedicated to Unit 1 however if the occupier of Unit 5 does not have a high power requirement Unit 1 can be allocated a higher capacity.

### Accommodation

Subject to measurement following completion of refurbishment, the unit has the following Gross Internal Area:

|                        |                    |                       |
|------------------------|--------------------|-----------------------|
| <b>Warehouse</b>       | <b>57,794 sqft</b> | <b>(5,369.3 sq m)</b> |
| <b>Office (Ground)</b> | <b>3,049 sqft</b>  | <b>(283.3 sq m)</b>   |
| <b>Offices (First)</b> | <b>3,049 sqft</b>  | <b>(283.3 sq m)</b>   |
| <b>TOTAL GIA</b>       | <b>63,893 sqft</b> | <b>(5,935.9 sq m)</b> |

### Rating

The unit will require reassessment following refurbishment. Based on other similar properties at Boldon Business Park, it is anticipated it will have a Rateable Value of approximately £300,000.

### EPC

Prior to refurbishment, the property has an Energy Performance Asset Rating of C62. It is expected to be improved during refurbishment and will be reassessed on completion of the works.

### Terms

The unit is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £415,000 pa.

## VAT

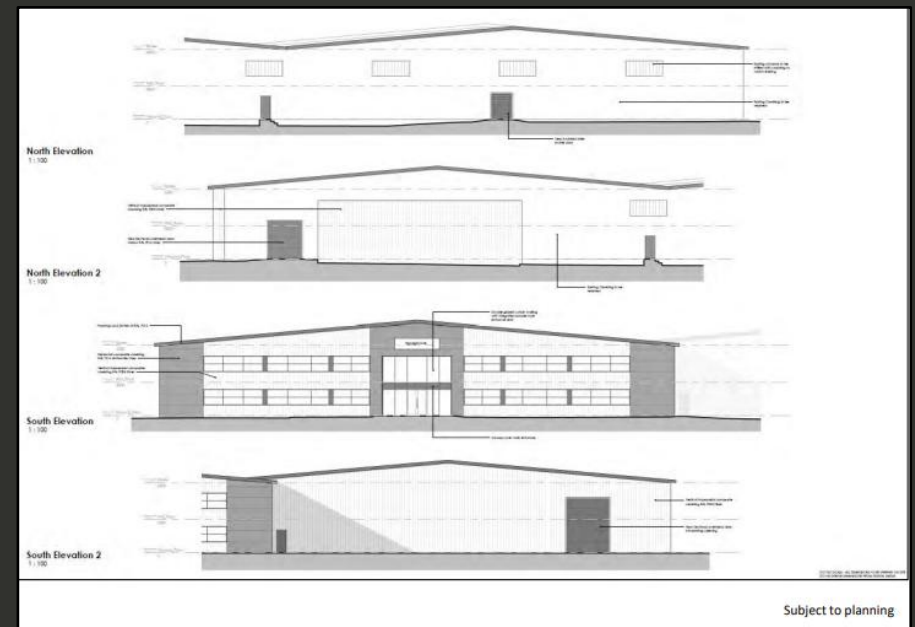
All prices and rents will be subject to VAT at the standard rate.

## Legal Costs

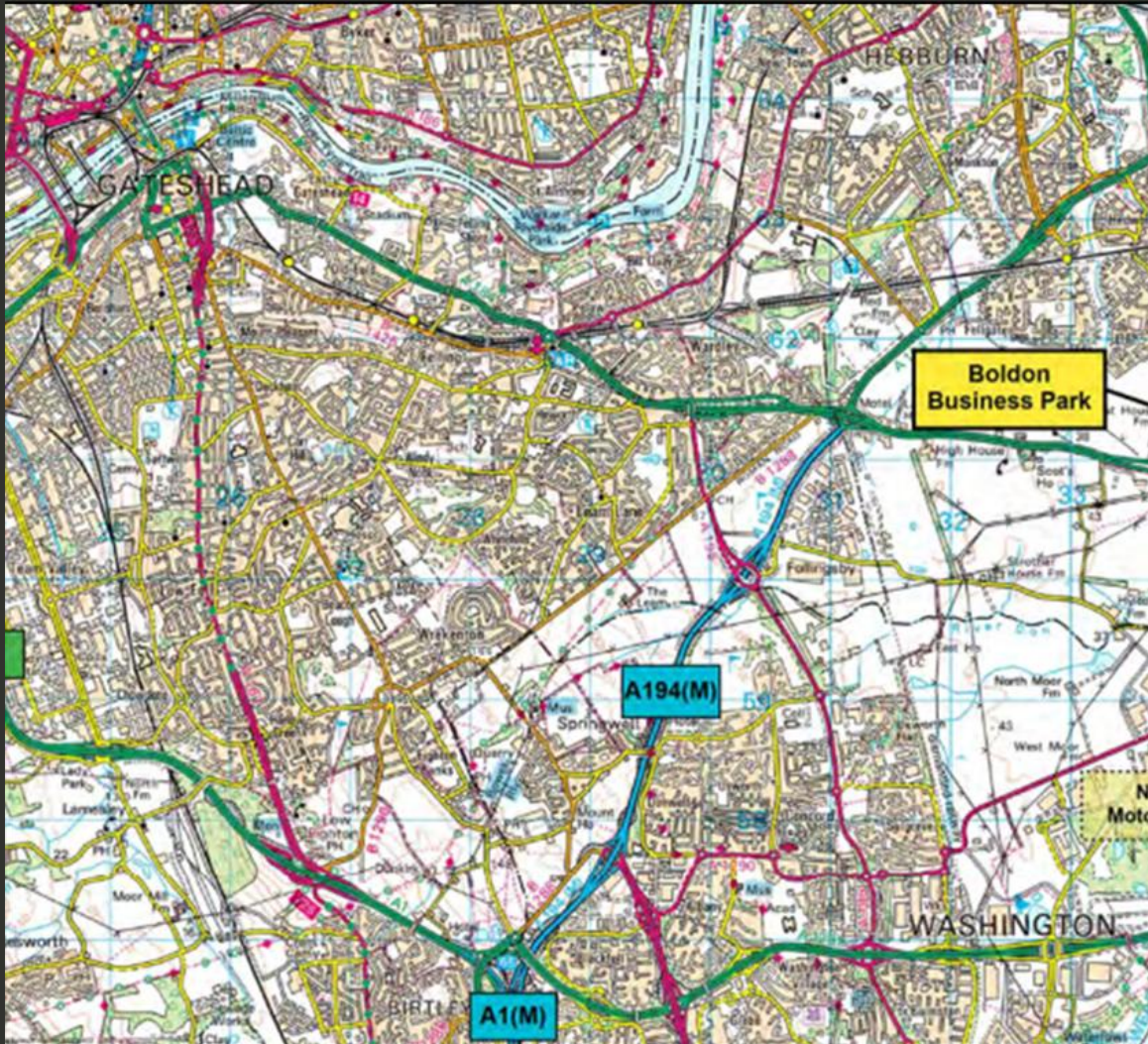
Each party to be responsible for their own legal costs incurred in this transaction.

## 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 purchaser.



Subject to planning



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