

To Let



Unit 12, Brooklands Way

Boldon Business Park, Boldon, NE35 9LU

 **naylors**

To Let

Modern Detached Industrial Workshop Unit

6,599 Sq Ft (613 Sq M)

- Subject to refurbishment
- Office and WC facilities
- Dedicated service yard and car parking
- Excellent access to the A19 and Tyne Tunnel

Location

Boldon Business Park is located four miles north of Sunderland and six miles east of Newcastle. The estate is well located immediately off the A184 providing access to the east and west. The A19 is located within quarter of a mile of the estate providing access to the north and south.

Description

The subject unit comprises:

- Detached steel portal frame construction with brick and block work to dado level and inserted steel cladding to the eaves.
- Roof is of inserted sheeting incorporating translucent rooflights.
- Concrete flooring and an internal clear height of 5.25m.
- Ground floor offices with reception, WC facilities with LED lighting and gas fired heating.
- Warehouse benefits from gas heating and strip LED lighting.
- Dedicated staff parking and secure fenced and gated concrete service yard.
- Vehicular access via electrical section up and over door measuring 3.6m x 4.8m.

Services

The property is provided with mains supplies of all mains services. Interested parties are required to make their own enquiries in this respect.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice (6th Edition) to provide the following areas:

Ground Floor Offices:	948 sqft	(88 sq m)
First Floor Offices:	948 sqft	(88 sq m)
Workshop:	4,703 sqft	(437 sq m)
TOTAL:	6,599 sqft	(613 sq m)

Terms

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£56,100 per annum.

Rateable Value

The Valuation Office Agency website described the property as factory and premises.

Rateable Value (2023 List) £34,750.

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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