

To Let



Unit 5 Didcot Way, Boldon Business Park

Boldon Colliery, NE35 9PD

 **naylors**

To Let

Fully Refurbished Unit with 1.5 MVA Power

50,913 Sq Ft (4,729.82 Sq M)

- Modern factory/warehouse unit undergoing full refurbishment
- Excellent location less than half a mile from the A19
- Refurbishment including new full insulated roof and elevations
- Modernised office accommodation and staff amenities

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 5 is situated on Didcot Way, immediate off the main B1298 estate spine road.

Description

Unit 5 is a modern large detached unit in the final stages of refurbishment, which will provide:

Office Accommodation:

- High quality offices
- New aluminium framed double glazing
- Open plan and modular office space
- Staff amenities, WCs and canteen area
- Heating/comfort cooling
- Dedicated staff parking

Production/Warehouse

- Open plan space
- Eaves height 6.3m
- Minimum 4 loading doors with scope to add more
- High bay LED lighting
- Dedicated yard
- High power supply – dedicated 1.5 MV

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.

Accommodation

The property comprises the following areas:

Warehouse: 40,580 sqft (3,769.88 sq m)

Ground

Reception &

WCs 5,812 sqft (420 sq m)

First Floor

Offices/

Amenities

Total 50,913 sq ft (4,729.82 sq m)

Rent

£370,000 per annum exclusive.

EPC

To be reassessed.

Rateable Value

£192,000.

Legal Costs

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

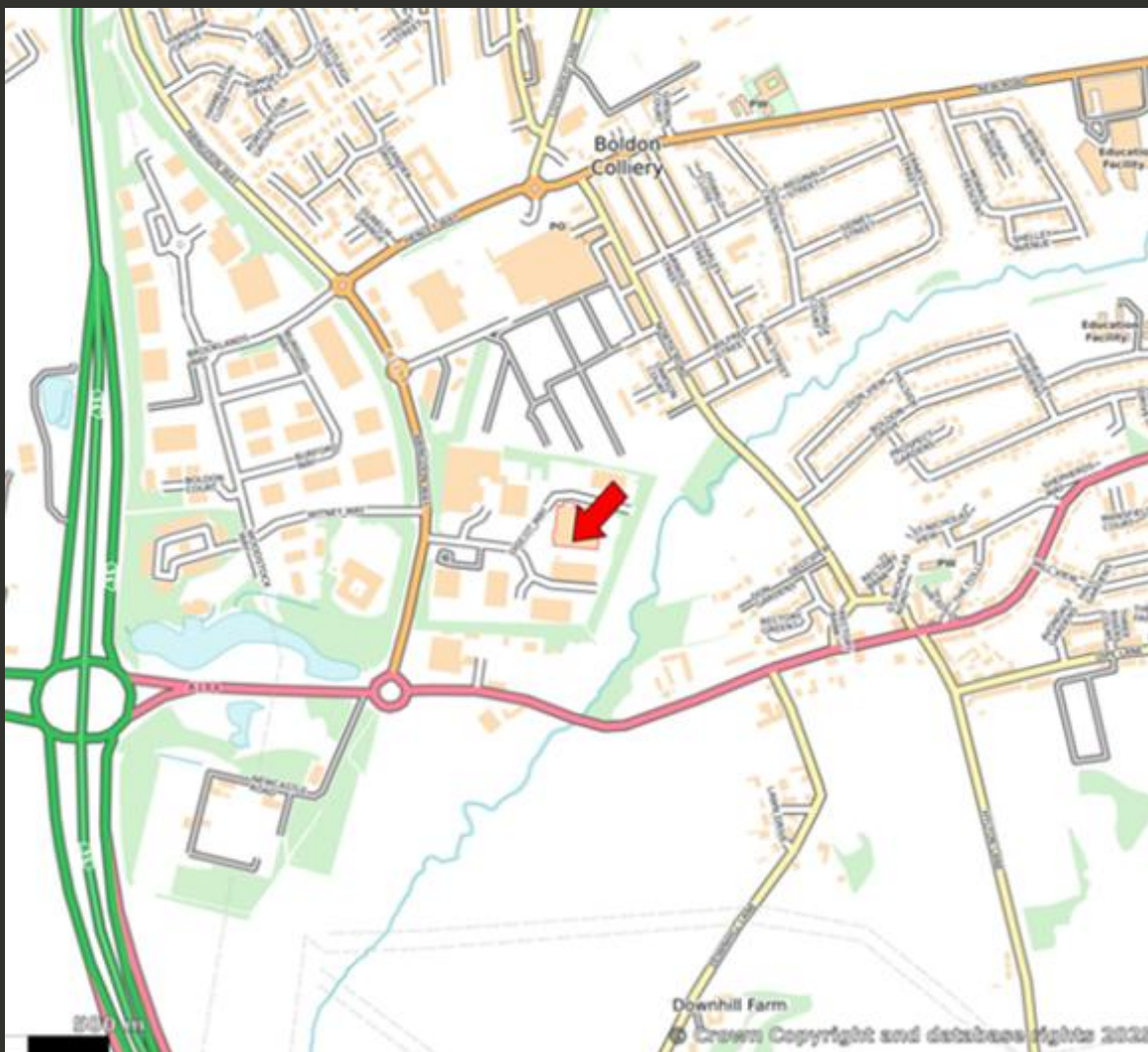
VAT

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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