

To Let



Unit 4 Didcot Way

Boldon Business Park, Boldon, NE35 9PD

 **naylors**

To Let

Modern Detached Warehouse/Production Unit

17,146 Sq Ft (1,593 sq m)

- To be refurbished
- Self-contained with secure yard and parking
- Well located for the A19 & A1(M) and within 3 miles of the Nissan car plant
- Available Q4 2026



Location

Boldon Business Park is a prime, strategically located commercial estate being adjacent to the A19/A184 junction, ensuring easy access to the major road network.

The Nissan car plant with its associated supply chain is less than 3 miles to the south. The wider estate benefits from public bus service, a hotel, cinema, public house, restaurants and a large Asda supermarket providing an excellent level of local amenity.

Description

The property is of steel portal frame construction with one sectional overhead electric loading door to the southern elevation measuring 4.0m wide x 4.5m high.

The warehouse has a painted floor, clear eaves height of 5.0m rising to 7.3m at the apex and has high bay LED lighting as well as heating via four elevated gas blower heaters.

To the front of the unit is office, reception and amenity space set over two floors. Male, female (with shower) and accessible toilets are provided on the ground floor.

Externally the property is fully fenced with automatic gate into the car park on the southern elevation. Loading areas are also provided to the southern and eastern elevations.

Accommodation

Warehouse (inc plant room)	13,433 sq ft	(1,247.93 sq m)
GF Offices & Amenities	1,987 sq ft	(184.60 sq m)
FF Offices & Amenities	1,726 sq ft	(160.39 sq m)
TOTAL:	17,146 sq ft	(1,593 sq m)

Terms

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

Rent

£128,595 per annum exclusive.

Rateable Value

The property in the 2026 Rating List has a Rateable Value of £94,500. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

EPC

The premises has an EPC rating of D (77). EPC available on request.

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 purchaser(s).





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