




TO LET – WORKSHOP SPACE WITH OFFICES

Unit 2 Boldon Court, Boldon Business Park, Boldon NE35 9PY

Naylors 
Gavin Black
Commercial Property People

WORKSHOP SPACE WITH OFFICES

- 513 m² (5,520 ft²)
- Two storey hybrid unit
- Ground floor workshop space with offices to the first floor
- New full repairing and insuring lease
- Excellent access to the A19

Location

Boldon Court is situated to the West of Burford Way on the well-established Boldon Business Park. Boldon Business Park is strategically located close to the junction of the A19 at its junction with Newcastle Road (the A184) approximately 6 miles east of Newcastle City Centre and 5 miles north-west of Sunderland City Centre.

Description

The accommodation is over two floors with the ground floor providing predominantly assembly/storage accommodation, which can easily be

converted into other uses such as laboratory space or offices.

The first floor provides fully fitted offices with carpeting, suspended ceiling with integrated lighting and gas fired central heating.

Specification

Office Element

- LPHW Heating System
- Floor coverings
- Suspended ceilings
- Lighting
- WC facilities

Workshop Element

- Ground floor loading of 25k/N per ft²
- Electrically operated roller shutter door
- WC facilities (including disabled)
- Connections to all mains services

Accommodation

	m ²	ft ²
GF Workshop/WC's	256.7	2,763
FF Offices/Store/WC's	256.1	2,757
Total	512.8	5,520

Rent

The premises are available by way of a new full repairing and insuring lease at an annual rent of £43,000 per annum.

Rateable Value

We understand that the property has the following rateable value £39,500. However, we recommend that all interested parties make their own enquiries to the local Rating Authority.

Services

The property benefits from all mains services. Heating is provided by way of electric panel heaters.



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EPC

The property has an EPC rating of C 71.

Legal Costs

Each party will be responsible for their own legal/professional fees.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

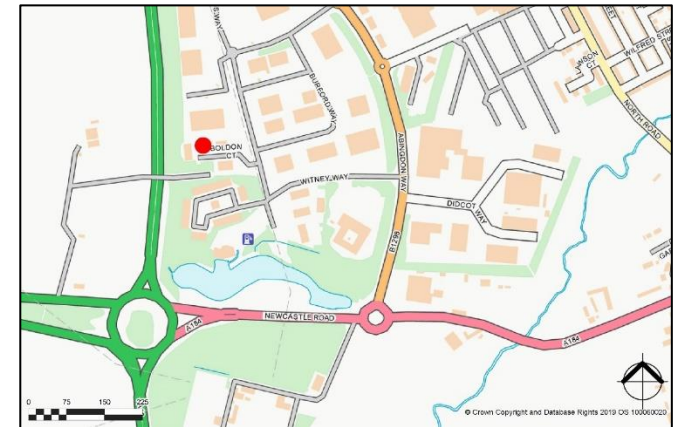
For further information please contact:

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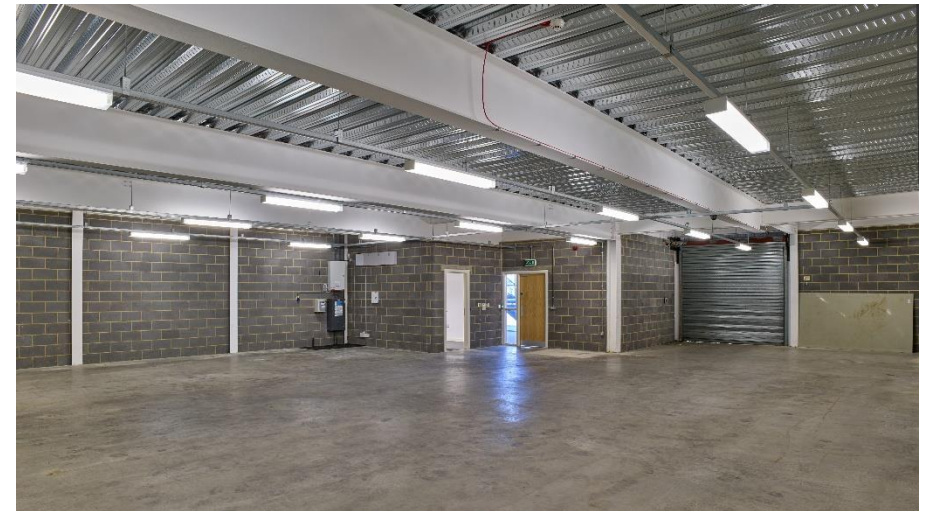
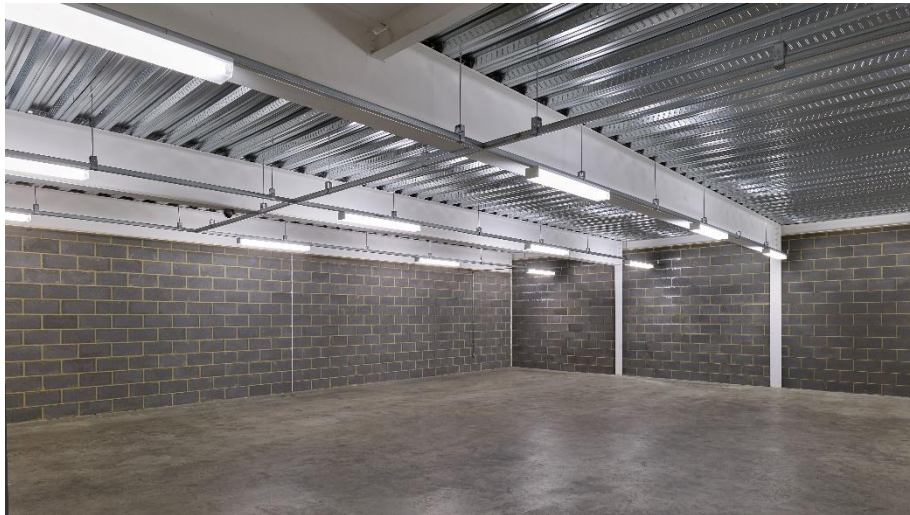
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