



**TO LET**

**Ground Floor, Unit 3 The Bulrushes, Boldon Business Park,  
South Tyneside, NE35 9PF**

**Naylors**   
**Gavin Black**  
Commercial Property People

- **Good quality modern offices**
- **Established Business Park Location adjacent to A19**
- **Good car parking ratio**
- **LED light fittings**
- **Fully fitted**

## Location

The Bulrushes is located on the well-established Boldon Business Park benefiting from being situated on the A19 giving access north and south.

Newcastle upon Tyne is approximately 5 miles to the north west, accessed via the A184, Sunderland 3 miles to the south east and the Tyne Tunnel is only 3 miles to the north along the A19.

The Bulrushes lies adjacent to the ornamental lake and next to the Hi-Tech Office Village and the Quadrus Building.

## Description

Boldon Business Park is an established business location with office and industrial developments complemented by retail and leisure facilities all within a five-minute walk.

The offices provide high quality premises within a desirable landscaped development, complemented with generous car parking facilities.

## Accommodation

The building has the following approximate areas:

	Sq M	Sq Ft
Ground Floor Unit 3	148	1,595

## Car Parking

6 car spaces.

## Specification

- Fully fitted
- LED light fittings
- New decorations
- Carpeting
- Blinds
- Perimeter trunking
- 3 offices / meeting rooms
- Kitchen
- Furniture could be made available

## Lease Term

The offices are available by way of a new full repairing and insuring lease for a term by arrangement.

## Quoting Rent

£20,735 per annum exclusive of VAT, rates and service charge.

## Service Charge

The current service charge budget is £2.37psf.

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## Building Insurance

The cost of the Building Insurance premium is £400 per annum.

## Rating

According to the Valuation Office Agency website the unit has a Rateable Value (2023 List) of £10,750. This is under the £12,000 government threshold which will enable the tenant to qualify for 100% rates relief subject to status.

## EPC

The EPC rating for the units was previously C58. An up to date EPC will be obtained.

## Code of Practice

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, 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.

## Viewing

For further information please contact:

Chris Pearson or John Cranshaw

Tel: 0191 232 7030

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