



FOR SALE – Part Vacant Possession/To Let

Modern Offices, Units 6 - 8 The Bulrushes, Boldon Business Park, NE35 9PE

Naylors 
Gavin Black
Commercial Property People

- **Good quality modern offices**
- **Now available to purchase**
- **Established Business Park location adjacent to A19**
- **Air conditioning units**
- **Good car parking ratio**
- **LED light fittings**

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 property has the following approximate areas:

	Sq M	Sq Ft
Unit 6 - Let	302	3,256
Units 7 & 8	601	6,465
Total	903	9,721

Car Parking

There are 23 car parking spaces available with Units 7 and 8. Unit 6 has 11 spaces with the letting.

Specification

- Comfort Cooling
- Flexible open plan floor plates
- Suspended ceilings with LED light fittings
- Full access raised floors
- Cat 5 Cabling
- Male, female & disabled WC's
- Gas-fired central heating
- Kitchen facilities
- CCTV previously installed
- Outside amenity/smoking area

Tenure

The property is available for sale by way of a 125 year long leasehold interest from 27th April 2007 so that there is approximately 107 years unexpired at a peppercorn rental.

The sale includes Unit 6 which is let to J Humphrey Partners Ltd on a 10 year lease with a tenant only break option in the fifth, seventh and ninth years. The headline rent is £35,816 per annum from the 3rd January 2023.

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Price

The quoting price is £950,000.

Service Charge

The current service charge budget is £1.40psf.

The cost of the Building Insurance premium is £0.23psf.

Rating

According to the Valuation Office Agency website the units have the following rateable values (from 1 April 2023):

Unit 7	£28,000
Unit 8	£28,500

EPC

The EPC rating for the units are currently:

Unit 7	B 45
Unit 8	B 48

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:

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