



TO LET – 1,322 - 2,765 sq ft (122.85 - 256.9 Sqm)

Modern Offices, Unit 4 The Bulrushes, Boldon Business Park, NE35 9PE

Naylors 
Gavin Black
Commercial Property People

- **High specification offices**
- **Fully fitted with new decorations**
- **1,322 – 2,765 sqft**
- **Established Business Park Location adjacent to A19**
- **10 car parking spaces**
- **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 building has the following approximate areas:

	Sq M	Sq Ft
Unit 4 (First)	134.05	1,443
Unit 4 (Ground)	122.85	1,322
Total	256.9	2,765

Car Parking

The building has the benefit of 10 car parking spaces.

Specification

- Flexible open plan floor plates
- Suspended ceilings with LED light fittings
- Full access raised floors
- New decorations and carpeting
- Male & female WC's
- Gas fired central heating
- Kitchen facilities
- Available Immediately

Lease Term

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

Quoting Rent

£12.50 per square foot per annum exclusive of VAT, rates and service charge.

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Service Charge

The current service charge budget is £1.21psf.

Building Insurance

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:

Unit 4 (First)	£12,500
Unit 4 (Ground)	£11,500

The tenant may be able to qualify for small business rates relief.

EPC

The EPC rating for Unit 4 is B44.

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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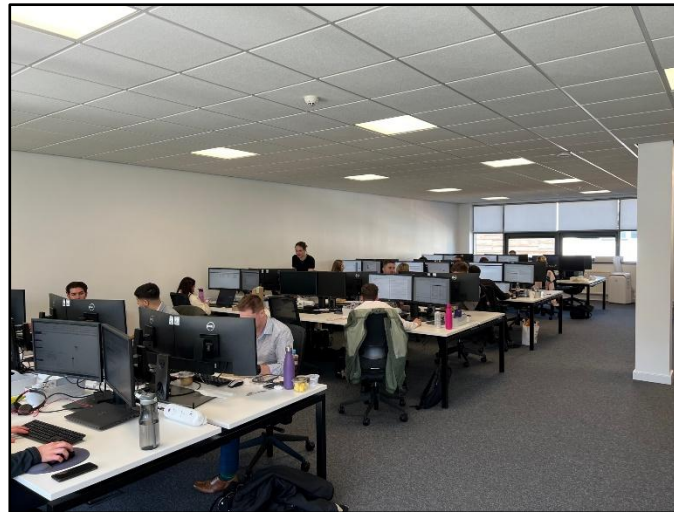
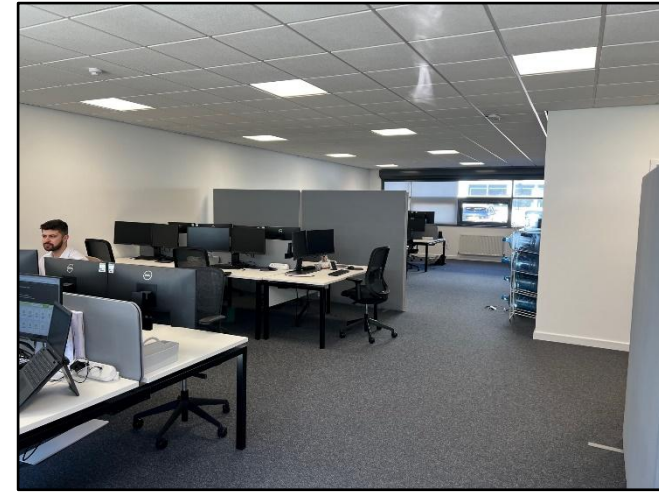
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