

TO LET

5 Didcot Way, Boldon Business Park, Boldon
Colliery, NE35 9PD



Fully Refurbished Unit with 1.5 MVA Power

50,913 Sq Ft (4,729.82 Sq M)

- Modern factory/warehouse unit undergoing full refurbishment
- Excellent location less than ½ mile from the A19
- Refurbishment including new full insulated roof & elevations
- Modernised office accommodation and staff amenities

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Location

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle and Gateshead. The modern well-established estate is located close to the recently upgraded Testos junction where the A184 and A19 meet, providing excellent access throughout the region.

The estate provides a wealth of amenities with Boldon Leisure Park on the main approach road providing food outlets including McDonalds, Nandos, Tim Hortons and Starbucks as well as a cinema, Asda supermarket and petrol filling station.

Unit 5 is situated on Didcot Way, immediately off the main B1298 estate spine road. Please refer to the attached Promap for further directions

Description

Unit 5 Didcot Way is a modern large detached unit in the final stages of full refurbishment which on completion will provide the following:

Office Accommodation

- High quality office accommodation
- New aluminium framed double glazing
- Open plan and modular office space
- Staff amenities including WCs and canteen area
- Heating / comfort colling
- Dedicated staff car park

Production / Warehouse

- Open plan warehousing / manufacturing space
- Eaves height: 6.3 m
- Minimum 4 loading doors (scope to add more)

- High bay LED lighting
- Dedicated yard
- High power supply - dedicated 1.5 MV

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Warehouse	40,580	3,769.88
Ground reception, WCs and undercroft	5,812	539.93
First floor offices / amenities	4,521	420
Total	50,913	4,729.82

Terms

He unit is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£370,000 Per Annum Exclusive.

EPC

Prior to refurbishment the property has an Energy Performance Asset Rating of C62. It is expected to be improved during refurbishment and will be reassessed on completion of works.

Rateable Value

Unit 5 is currently assessed at a Rateable Value of £192,000.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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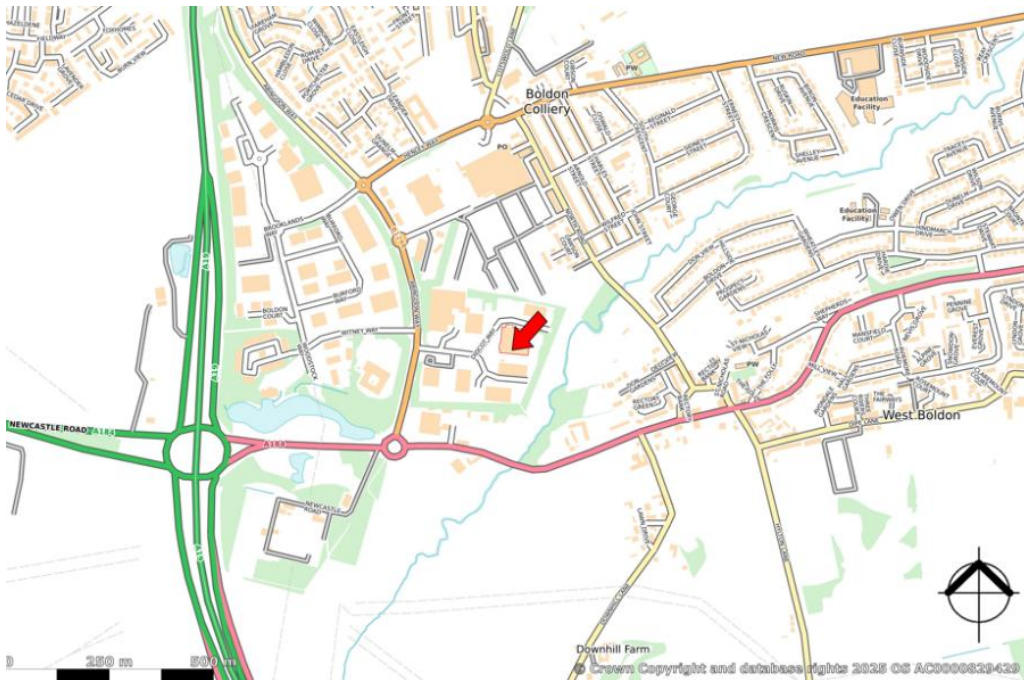
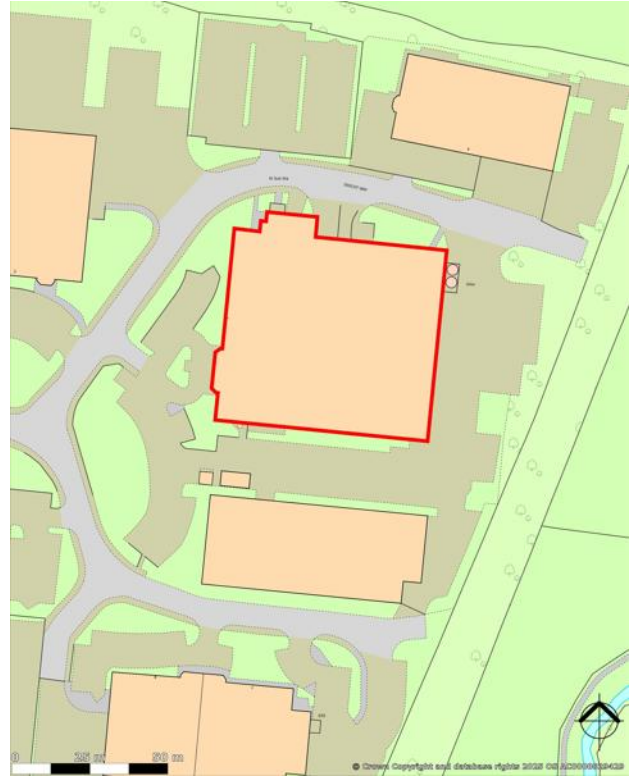
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VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP 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.



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