

To Let

Unit 2 Boldon Court
Boldon Business Park
Boldon
NE35 9PY

January 2019



- Two Storey Hybrid Unit
- 513 sq m (5,520 sq ft)
- Ground Floor workshop space with offices to the First Floor
- New Full Repairing and Insuring Lease
- Excellent access to A19

Unit 2 Boldon Business Park, Boldon

Location/Description

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.

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 provide 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 sqft
- Electrically operated roller shutter door
- WC facilities (including disabled)
- Connections to all mains services

Accommodation

The accommodation briefly comprises of the following approximate areas:

Ground Floor - Workshop/WC's	256.7 sq m (2,763 sq ft)
First Floor - Offices/Store/WC's	256.1 sq m (2,757 sq ft)
Total	512.8 sq m (5,520 sq ft)

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.



Energy Performance Certificate

The property has an EPC rating of C(71).

Services

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

Legal Costs

Each party to bear their own reasonable legal costs incurred in the transaction.

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.





For further information or an appointment please contact Avison Young or our Joint Agents Knight Frank:

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