



TO LET

**Main Warehouse &
Workshop with
Ancillary Offices
and Garage**

**Unit 10 Cleadon Lane
Industrial Estate
East Boldon
NE36 0AH**

- New FRI lease for a term to be agreed STC
- Asking Rent £50,000 per annum
- Total 2,057 sq m (21,888 sq ft)

Location

The subject property is located on Cleadon Lane Industrial Estate within the village of East Boldon. East Boldon is located between South Shields, Sunderland and Gateshead and is situated on the A184 which provides direct access to the A19. East Boldon also benefits from its own Tyne and Wear Metro Station which is in the nearby vicinity and provides public transport throughout the region.

Description

The main principal building comprises a mid 1960's industrial unit of steel portal frame construction which is part brick and corrugated metal sheet clad elevations. The unit has an overhead crane with up to 20 tonne capacity and also has the benefit of generous eaves of 8.1m and ridge 11.3m heights. To the front of the unit there is a single storey office extension of traditional brick and block construction under flat mineralised felt roof. The subject site also accommodates a number of additional outbuildings including an old workshop, single storey brick office block and a small garage/workshop located on the subject site.

Externally the subject site benefits from a large concrete service yard which can be utilised for hard standing storage. This site also has ample provision for on site parking.

Accommodation

Description	Sq m	Sq ft
Principal Warehouse (including single storey office block)	1,100	11,574
Old Workshop	731	7,873
Office Block	79	852
Garage/Workshop	147	1,589
Total	2,057	21,888

Lease Terms

The unit is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a rent of £50,000 per annum exclusive of VAT, subject to contract.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available for inspection upon request in due course.

Services

We understand that all mains services including water, gas, electricity and drainage are available and connected to the subject site. However, any interested party should carry out further investigations with regards to this matter.

Rateable value

The property is listed in the 2017 Rating List at a Rateable Value of £41,500. Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Sunderland City Council).

VAT

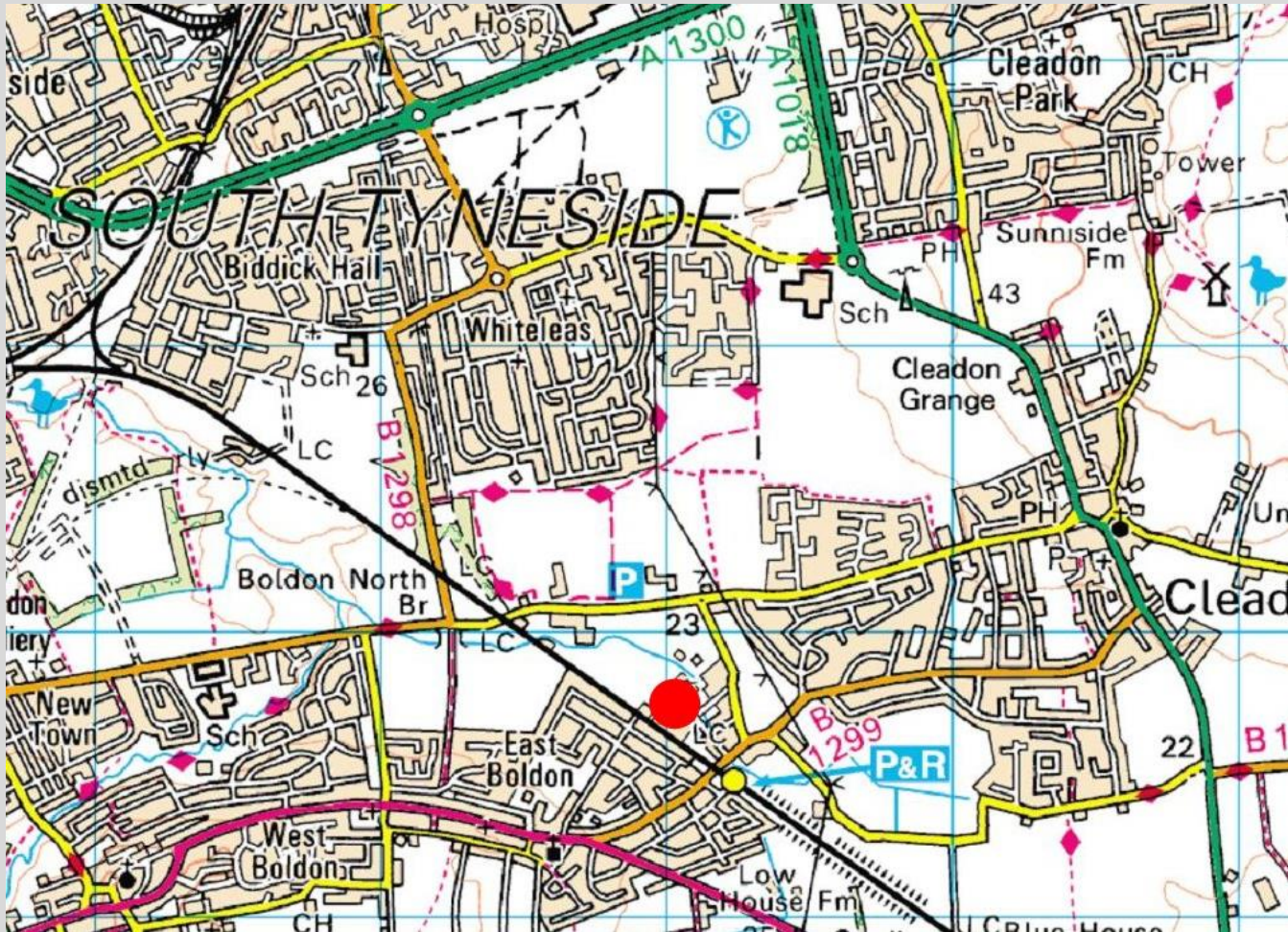
All prices are deemed exclusive of VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction plus any VAT thereon.

Site Area

Total site area 0.68 hectares (1.69 acres).



Viewings and Further Information

Strictly by prior appointment with the agents:

Contact: Mark Convery
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