



**Lambert
Smith
Hampton**

To Let

Office/Workshop

0191 232 6291
www.lsh.co.uk

Extremely Well Presented Two Storey Workshop and Office Building

3 Boldon Court, Boldon Business Park, Boldon Colliery, NE39 9PY



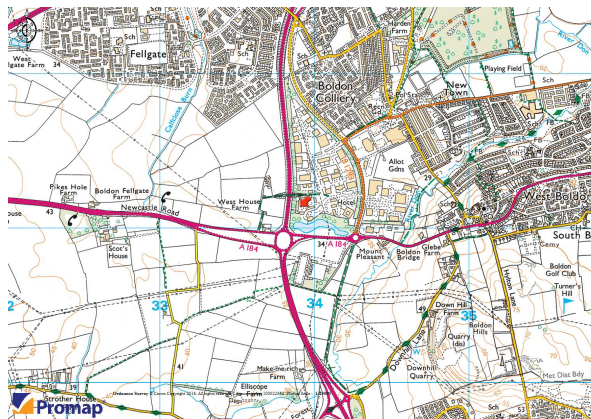
- GIA 309.2 Sq M (3,328 Sq Ft)
- Prominent location at head of cul-de-sac.
- 5 designated car parking spaces

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

3 Boldon Court, Boldon Business Park, Boldon Colliery, NE39 9PY

Location



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 where it meets with the A184 (Newcastle city centre), being approximately 6 miles east of Newcastle city centre and 4 miles north west of Sunderland city centre.

The unit is prominently located at the head of the cul-de-sac with direct visibility from Burford Way.

Description

The accommodation is laid out over two floors, with the ground floor providing industrial/workshop accommodation, together with kitchen and WC facilities including a specific disabled WC.

The first floor comprises a high specification office area which has been sub-divided with glass partitioning to provide a large open plan area to the centre, with four private offices/meeting rooms to the perimeter. The accommodation benefits from a sophisticated comfort cooling system, carpeted floors, suspended ceiling and category 2 inset lighting. Further WC facilities are located within the impressive double height reception area.

Externally, the property benefits from five designated car parking spaces.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice to have the following gross internal areas.

Size	Sq M	Sq Ft
Ground floor	154.60	1,664
First floor	154.60	1,664
Total	309.20	3,328

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The Valuation Office Agency website includes the property within the 2010 Rating List as follows:
Workshop and premises - Rateable value £20,500.

Interested parties should make their own enquiries in this respect with South Tyneside Council.

Terms

We are marketing the long leasehold interest in the property for an asking price of £275,000.

We have been informed that the property is held on a 125 year lease from UK Land dating from 2008 with a ground rent of £500.00 per annum payable.

EPC

The property has been rated Band B. A copy of the EPC is available on request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

James Moss
Lambert Smith Hampton
0191 338 8300
07595 117598
jmoss@lsh.co.uk

Michael Downey
Lambert Smith Hampton
0191 338 8326
07711 767423
mdowney@lsh.co.uk

9 February 2016

**Lambert
Smith
Hampton**

0191 232 6291
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.