



**KnightFrank.com**



## To Let

Unit 1 Brooklands Way, Boldon Business Park, Boldon, NE35 9LZ

- Modern factory/warehouse unit with two storey offices
- Dedicated yard area and land for expansion/further hardstanding
- Excellent location only one mile from the A19
- Total Area: 2,571 m<sup>2</sup> (27,672 sq.ft) incorporating 434 m<sup>2</sup> (4,672 sq.ft) of two storey office/welfare space
- To let on new fully repairing lease
- Rent: £143,250 per annum exclusive

**0191 221 2211**

St Ann's Quay, 124 Quayside, Newcastle upon Tyne NE1 3BD

## Situation

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle Gateshead. The estate is well located immediately off the A184 providing access east and west. The A19 is located within ¼ mile of the estate providing access to the north and south.

Please refer to the attached Ordnance Survey Promap for further directions.

## Description

The property was constructed in 2000 and comprises a detached factory/warehouse unit of steel portal framed construction with a mixture of insulated profile steel cladding and cavity brickwork to the external walls. The roof areas are double pitched and of insulated profile steel sheet construction incorporating double skin translucent rooflights.

Internally, the unit has reinforced concrete floors throughout and an internal clear height of 6 m. There is a two storey block office block providing a range of private and general offices to the ground floor area along with a kitchen, canteen and ladies & gents WC facilities. The first floor area comprises largely open plan office space and includes further toilet facilities along with an unfitted area currently used for storage.

Externally, there is an enclosed yard to the side of the unit providing vehicular access to two insulated sectional loading doors, each 5.4m x 5.4m high. There is a further area to the side of the office block which provides car parking and is laid out in concrete block paviors.

The south of the factory area is an area of land comprising 0.33 Ha (0.8 acre) which is available either for the further extension of the factory or alternatively to provide additional hardstanding and this is available by separate negotiation.

## Services

The property is provided with all mains services including a 3 phase electricity supply. Heating to the office and toilet areas is by way of a gas fired boiler serving panel radiators.

Lighting to the factory area is by low bay Halogen units and fluorescent strips to the offices. The premises also benefit from a fire alarm.

## Accommodation

The unit provides the following Gross Internal Areas:

Ground Floor Offices/ WCs:	259 m <sup>2</sup>	2,792 sq.ft
First Floor Offices/ WCs:	175 m <sup>2</sup>	1,880 sq.ft
Unfitted mezzanine	67 m <sup>2</sup>	726 sq.ft
Factory/Warehouse:	2,069 m <sup>2</sup>	22,274 sq.ft
<b>Total</b>	<b>2,570 m<sup>2</sup></b>	<b>27,672 sq.ft</b>

**Total Site Area: 0.72 HA 1.8 Acres**

## Rating

The property is assessed at Rateable Value £99,000 and the rates payable are £48,807.

## Energy Performance Information

The unit has an EPC rating of C74

## Terms

The unit is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £143,250 pa. The expansion land is available by separate negotiation.

## VAT

All prices and rents will be subject to VAT at the standard rate.

## Viewing

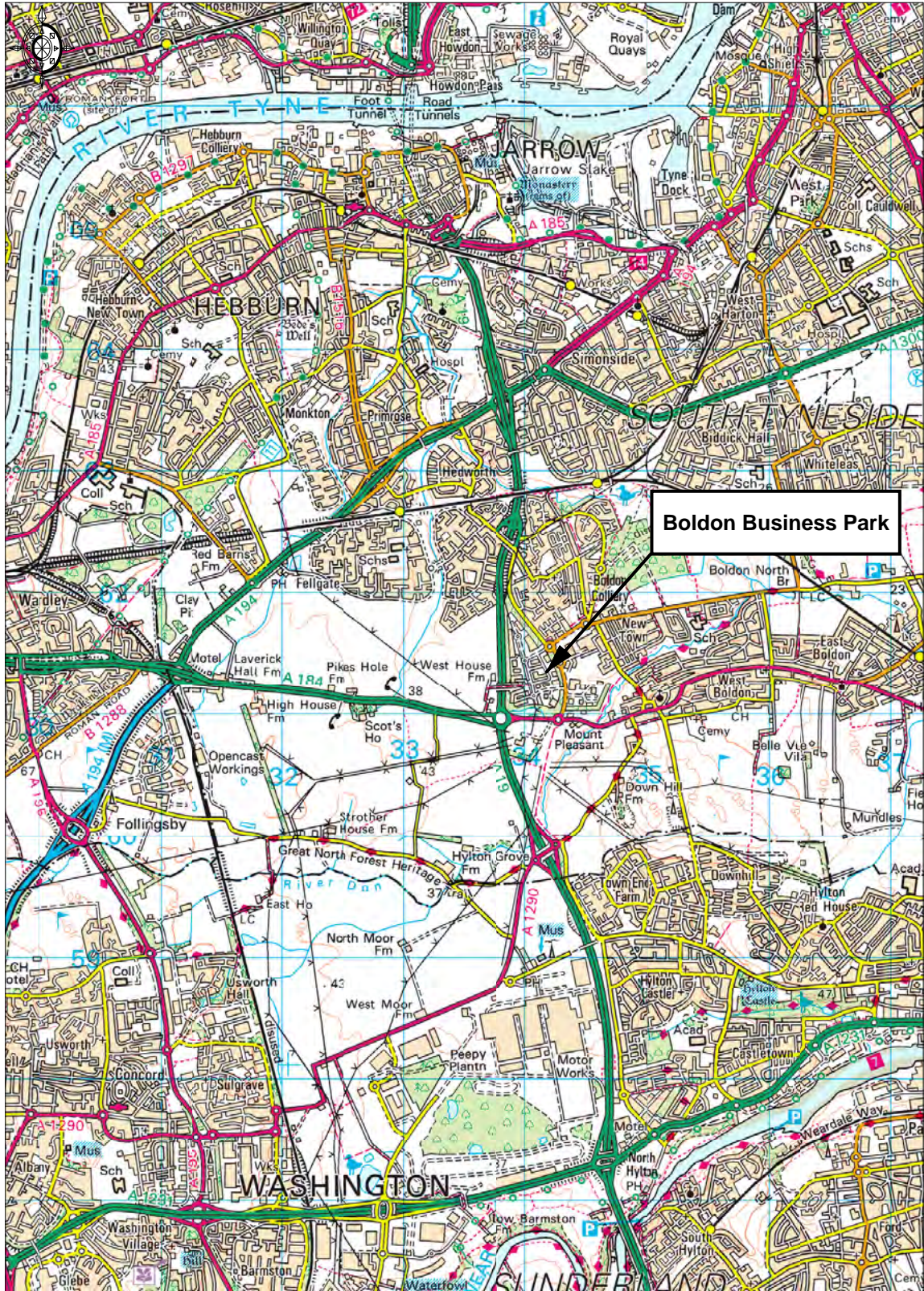
Please contact this office for a convenient appointment to view or for further information regarding the premises.

## Particulars & image May 2015

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# Boldon Business Park, West Boldon



**Boldon Business Park**

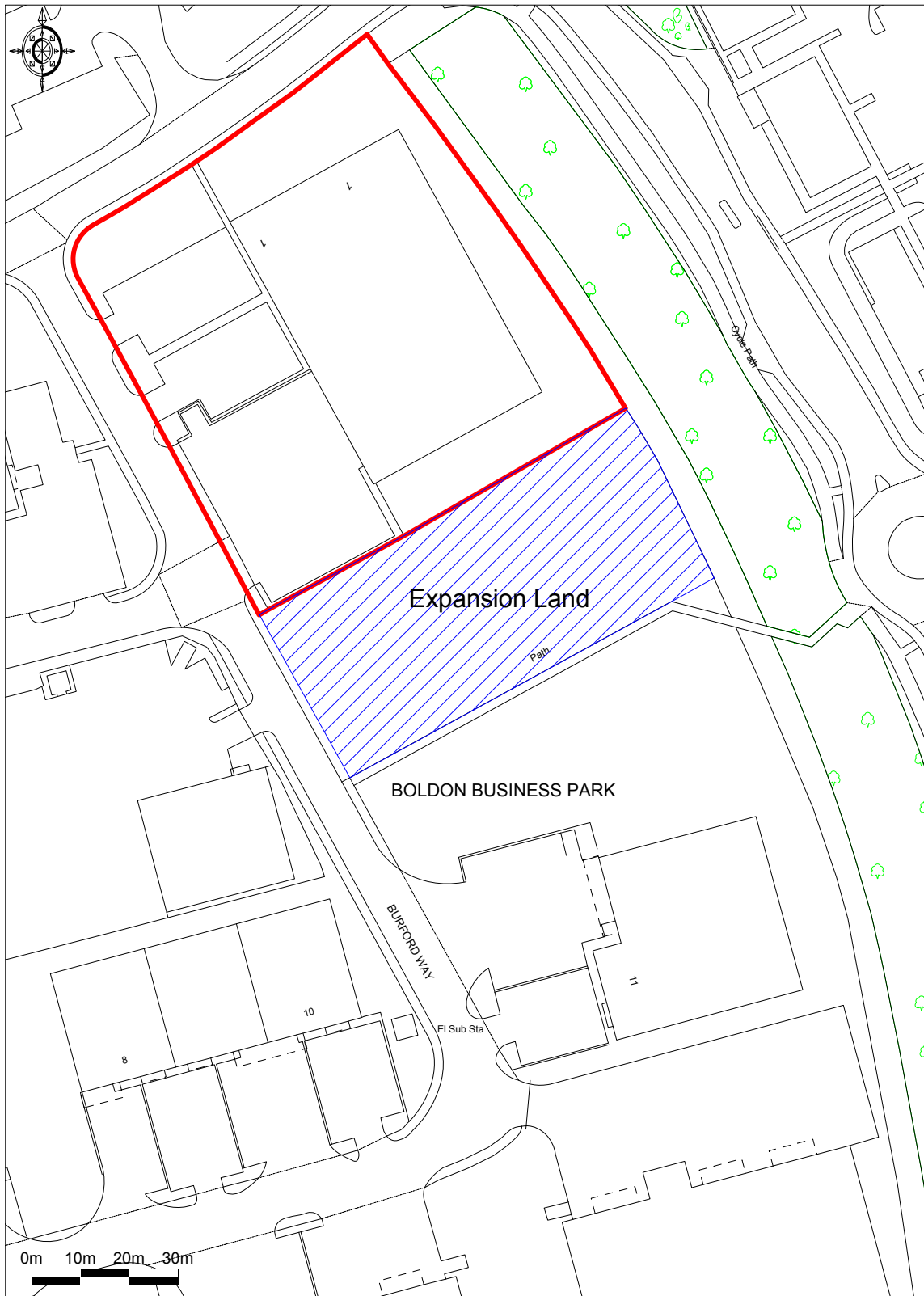


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**Boldon Business Park - map**

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**1 Brooklands Way  
Boldon Business Park,  
West Boldon**



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**1 Brooklands Way, Boldon BP - plan**

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