

**HIGH SPECIFICATION
OFFICES**

TO LET

GAVINBLACK
— & PARTNERS —



**UNIT 4, THE BULRUSHES, BOLDON BUSINESS PARK,
SOUTH TYNESIDE, NE35 9PE**

1,322 Sq Ft (122.85 Sq M) to 2,765 Sq Ft (256.90 Sq M)

CONTACT

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UNIT 4, THE BULRUSHES, BOLDON BUSINESS PARK, NE35 9PE

LOCATION

The Bulrushes is located on the well-established Boldon Business Park benefiting from being situated on the A19 giving access north and south.

Newcastle upon Tyne is approximately 5 miles to the north west, accessed via the A184, Sunderland 3 miles to the south east and the Tyne Tunnel is only 3 miles to the north along the A19.

The Bulrushes lies adjacent to the ornamental lake and next to the Hi-Tech Office Village and the Quadrus Building.

DESCRIPTION

Boldon Business Park is an established business location with office and industrial developments complemented by retail and leisure facilities all within a five-minute walk.

The offices provide high quality premises within a desirable landscaped development, complemented with generous car parking facilities.

SPECIFICATION

- Flexible open plan floor plates
- Suspended metal tile ceilings
- Full access raised floors (150mm clear void)
- Carpeting
- Male, female & disabled WC's
- Gas-fired central heating
- Kitchen facilities
- 10 car parking spaces

LEASE TERM

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£9.50 per square foot per annum exclusive of VAT, rates and service charge.

SERVICE CHARGE

Upon application.

RATING

According to the Valuation Office Agency website Unit 4 is currently divided into £9,900 on the 1st floor and £9,100 on the ground floor.

ACCOMMODATION

The accommodation has the following approximate areas:

	Sq M	Sq Ft
Unit 4		
First Floor	134.05	1,443
Ground Floor	122.85	1,322
Total	256.90	2,765

EPC

Unit 4 has an EPC rating of C56. A copy of the report is available on request.

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.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agent:

Chris Pearson

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