



Modern Refurbished Industrial Unit

1,593 sq m (17,146 sq ft)

Property Highlights

- Modern self contained unit
- Fully refurbished
- Large secure yard / car parking area
- Well located for A19 and A1(M) within 3 miles of Nissan car plant

For more information, please contact:

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NE1 3PJ
T 0191 223 5800

Location

The property is located in Boldon Business Park adjacent to the A19/A14 junction providing easy access to the major road network. The unit is accessed from the B1298 which leads to the A184.

The Nissan car plant with its associated supply chain is less than 3 miles to the south. The wider estate benefits from public bus service, hotel, cinema, restaurant as well as industrial occupiers such as Balfour Beatty, Hermes, and Faltec.

Description

The unit comprises a refurbished detached industrial warehouse of steel portal frame construction. Internally the unit has a warehouse with painted floor, LED lighting and four elevated gas blow heaters, a clear eaves height of 5m rising to 7.3m to the apex.

Access to the unit is via a sectional overhead electric loading door to the southern elevation measuring 4m wide by 4.5m high.

To the front elevation of the unit is a two storey office block which has been fully refurbished to provide modern open plan office space. Amenities include male, female (with shower) and accessible toilets..

Externally the unit is fully fenced with automatic gates into the car park and loading yard.

Accommodation

The premises provide the following approximate Gross Internal Areas:

	sq m	sq ft
Warehouse (inc plant room)	1,247.93	13,433
Ground Floor Office	184.6	1,989
First Floor Office	160.39	1,726
Total GIA	1,593	17,146

Services

We understand the unit is connected to all main services.

Tenure

The property is available for a term of years to be agreed on a new FRI lease at rent of £87,000 per annum exclusive.

Rateable Value

The property is listed in the 2017 Rating List at a rateable value of £.67,000.

All interested parties should verify the accuracy of this information with the local Rating Authority.

Legal Costs

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

EPC

The Energy Performance asset rating is Band D (77).

A full copy of the EPC is available for inspection if required.

VAT

All prices are deemed to be exclusive of VAT.

TO LET

Unit 4 Didcot Way, Boldon Business
Park, Boldon, NE35 9PD

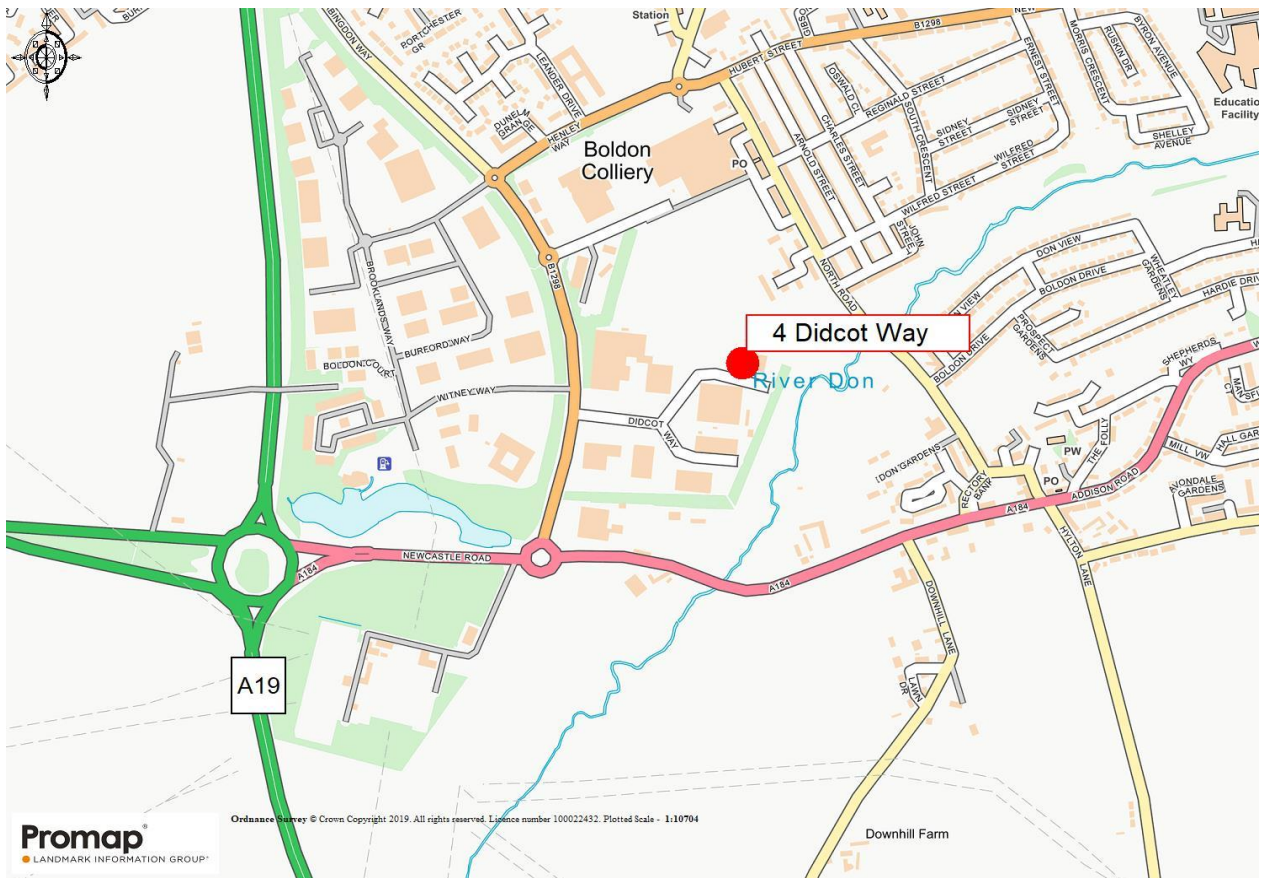




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