

# To Let

Unit 10 Brooklands  
Way  
Boldon Business Park  
Boldon  
NE35 9LZ

January 2019



- Modern Industrial / Storage Unit
- Area 1,004 sq m (10,807 sq ft)
- Two Storey Office Accommodation and WC Facilities
- Full Heating and Lighting throughout
- Excellent access to A19 and the Regional Road Network
- Rent £61,500 pax

## Unit 10 Brooklands Way, Boldon Business Park, Boldon

### Location

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

### Description

This detached unit is of steel portal frame construction with brick/blockwork to a dado level and insulated steel cladding to eaves height. The roof is of insulated sheeting incorporating translucent rooflights providing good natural light.

Internally the unit has concrete floors throughout and an internal clear height of 4.6 metres. Vehicular access to the warehouse area is via a roller shutter door (4 m wide x 4.8 m high) from a secure fenced yard situated to the side of the property.

The unit benefits from two storey office accommodation located to the front elevation and incorporating reception and staff amenities.

Externally there is dedicated staff parking to the front of the offices.

### Accommodation

The accommodation briefly comprises of the following approximate areas:

Description	sq m	sq ft
Warehouse	744.8	8,017
Offices / WC	259.2	2,790
<b>Total</b>	<b>1,004</b>	<b>10,807</b>

### Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed at a rent of £61,500 per annum exclusive of rates, service charge and VAT.

### Services

The property is provided with mains supplies of all services including a three phase electricity supply. Heating to the office and welfare areas is from a gas fired boiler serving panel radiators and to the warehouse by gas fired warm air blower units.

### EPC

The property has an Energy Performance Certificate rating of D(85).

### Rateable Value

We understand that the property has the following rateable value £48,000. It is understood that business rates payable (18/19) will be £23,040. However, we recommend that all interested parties make their own enquiries to the Local Rating Authority.

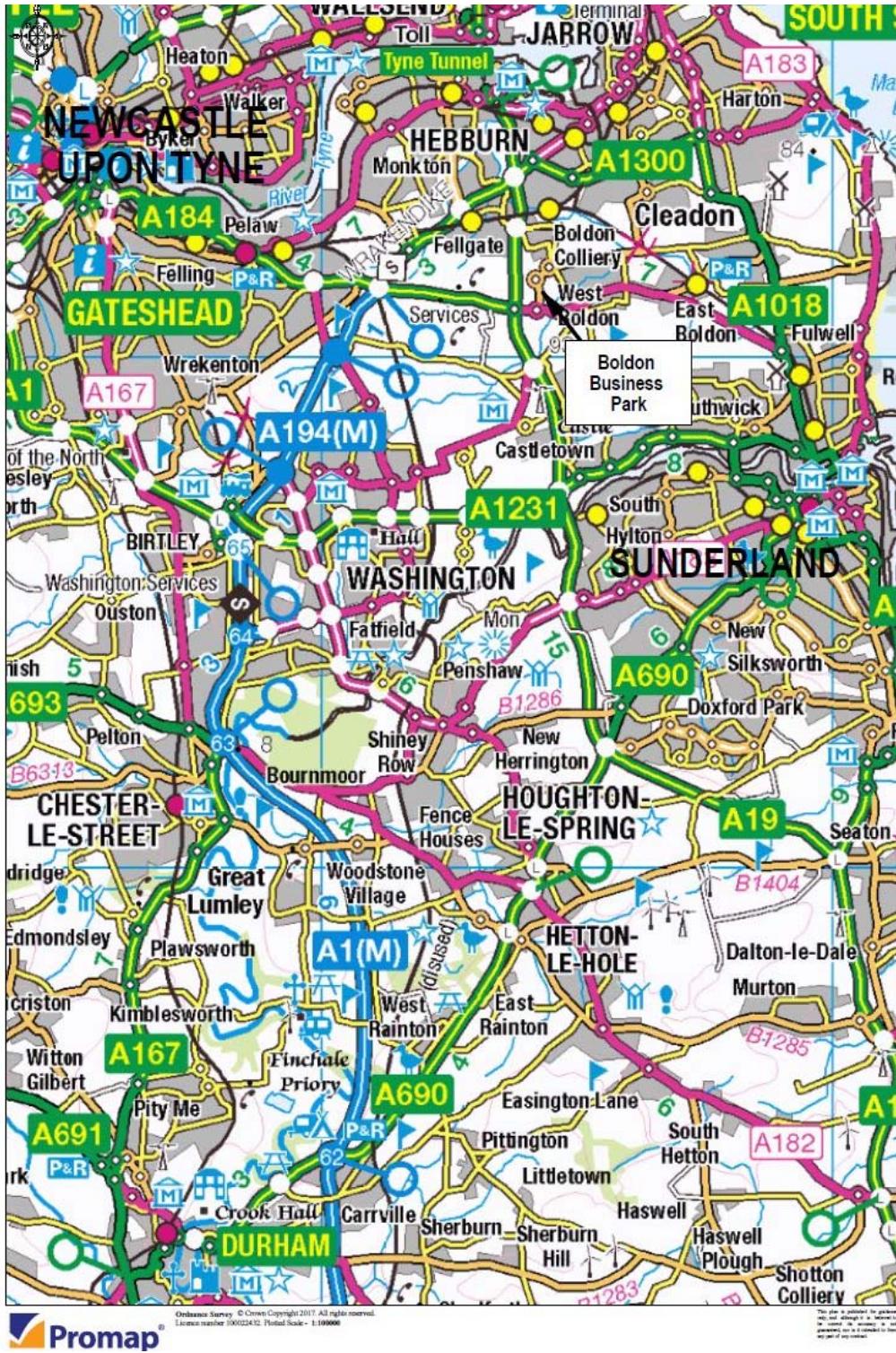
### Legal Costs

Each party to bear their own reasonable legal costs incurred in the transaction.

### VAT

All rents and figures quoted above are exclusive of VAT where chargeable.





For further information or an appointment please contact:

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