



TO LET – MODERN INDUSTRIAL/STORAGE UNIT

Unit 13 Brooklands Way, Boldon Business Park, Boldon NE35 9LZ

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL/STORAGE UNIT

- 841.89 m² (9,062ft²)
- Two storey office accommodation and WC facilities
- Full heating and lighting throughout
- Excellent access to the A19 and the Regional Road Network
- Rent: £56,650 per annum
- Enclosed secure fenced yard
- Externally there is dedicated staff parking to the front of the offices together with an enclosed secure fenced yard

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 roof lights providing good natural light.

Internally the unit has concrete floors throughout and an internal clear height of 4.6m. Vehicular access to the warehouse area is via a roller shutter door (4m wide x 4.8m 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:

	m ²	ft ²
Warehouse	616.11	6,632
2 storey offices	225.78	2,430
Total	841.89	9,062

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£58,903 per annum exclusive.

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.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

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Rateable Value

The Valuation Office Agency website described the property as factory and premises.

Rateable Value (2017 List): £41,750.

EPC

An EPC is available upon request.

Legal Costs

Each party will be responsible for their own legal/professional fees.

Code of Practice

The landlord accepts the principles of the Code of Practice for the 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

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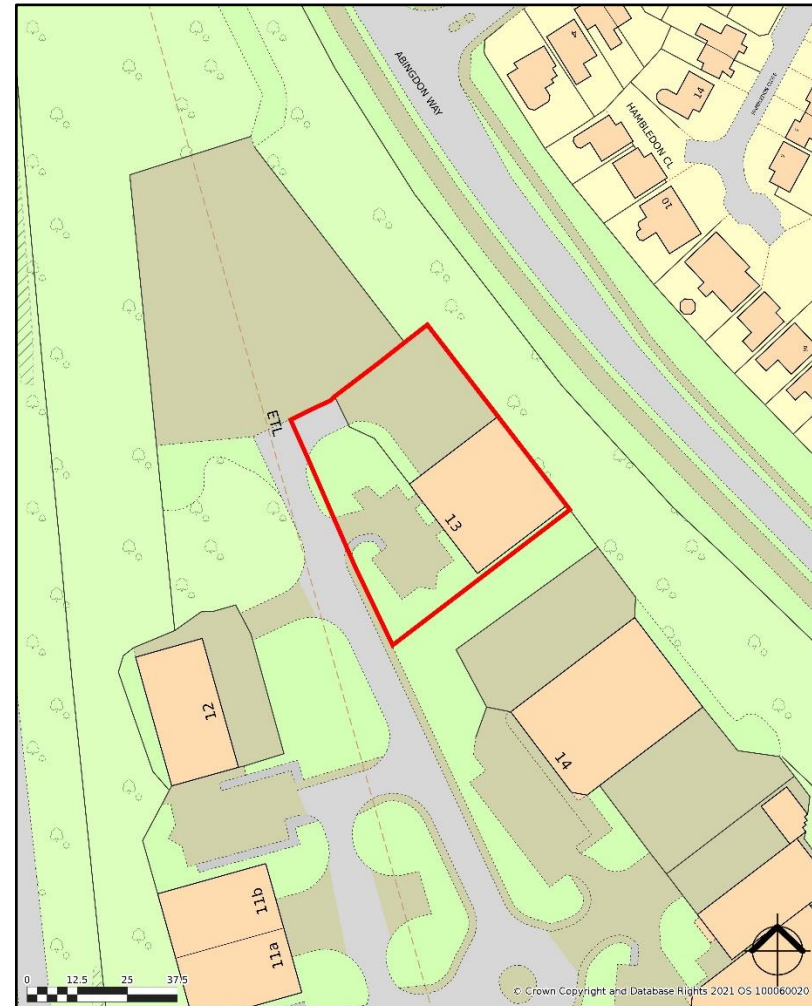
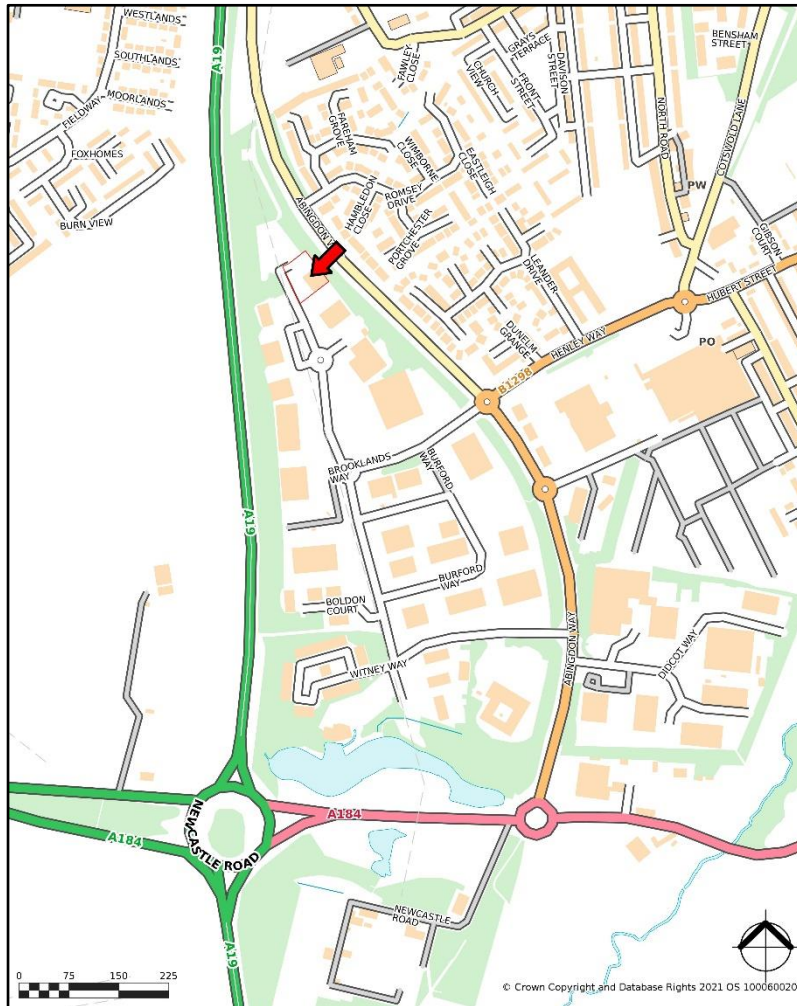
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