




**TO LET – 3,245 – 6,465 sq ft**

**Modern Offices, Units 7 & 8 The Bulrushes, Boldon Business  
Park, NE35 9PE**

**Naylors**   
**Gavin Black**  
Commercial Property People

- **Good quality modern offices**
- **Available from 3,245 sqft**
- **Established Business Park Location adjacent to A19**
- **Air conditioning units**
- **Good car parking ratio**
- **LED light fittings**

### 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.

### Accommodation

The accommodation has the following approximate areas:

	Sq M	Sq Ft
<b>Unit 7 &amp; 8</b>	601	6,465

**The buildings are available separately from 3,245 sqft.**

### Car Parking

Up to 23 car parking spaces.

### Specification

- Comfort Cooling
- Flexible open plan floor plates
- Suspended ceilings with LED light fittings
- Full access raised floors
- Cat 5 Cabling
- Male, female & disabled WC's
- Gas-fired central heating
- Kitchen facilities
- CCTV previously installed
- Outside amenity/smoking area

### Lease Term

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

### Rent

£12.50 per square foot per annum exclusive of VAT, rates and service charge.

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## Service Charge

The current service charge budget is £1.40psf.

The cost of the Building Insurance premium is £0.23psf.

## Rating

According to the Valuation Office Agency website the units have the following rateable values (from 1 April 2023):

Unit 7	£28,000
Unit 8	£28,500

## EPC

The EPC rating for the units is currently:

Unit 7	B 45
Unit 8	B 48

## 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 Institution of Chartered Surveyors, 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.

## Viewing

For further information please contact:  
Chris Pearson or Ellie Combe.

Tel: 0191 232 7030

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