

**TO LET**

Unit 6, Boldon Court, Blaydon, Gateshead,  
NE21 5TR



## Prominent Hybrid Unit Available

4,008 Sq Ft (372.34 Sq M)

- Well located hybrid warehouse facility
- High spec office accommodation
- Established industrial location
- Situated on main arterial route adjacent to the A19
- New FRI lease available

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## Location

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle and Gateshead.

The estate is well located close to the Testos junction where the A184 and A19 meet, providing excellent access throughout the region.

Boldon Court located on Boldon Business Park is a well-established estate boasting a range of industrial occupiers including NobleGenCryogenics, Nuby, Nippon Express, Vertu Motors, and Northern Switchgear.

The wider estate also offers an extensive range of amenities including leisure / gym facilities and food outlets, and a cinema.

## Description

Unit 6 is a semi-detached warehouse unit situated immediately off Burford Way and benefits from the following specification:

- Hybrid unit construction
- High spec office accommodation
- Modern facilities and staff amenities
- Attractive double height glazed frontage
- Dedicated parking provision to the front of the property
- Three phase power supply
- Electrically operated roller shutter door

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	<b>Sq Ft</b>	<b>Sq M</b>
Warehouse Total	1,616	150.14
Office & SA Total	2,391	222.18
<b>Total</b>	<b>4,008</b>	<b>3,72.32</b>

## Terms

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £44,000 per annum.

## Rent

£42,000 Per Annum exclusive.

## EPC

Unit 6 has an energy performance asset rating of A 25.

## Rateable Value

According to the Valuation Office Agency website, the property has a Rateable Value of £34,250 (effective 1 April 2026). For further information, including how much you might expect to pay in Business Rates, please visit [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

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

## VAT

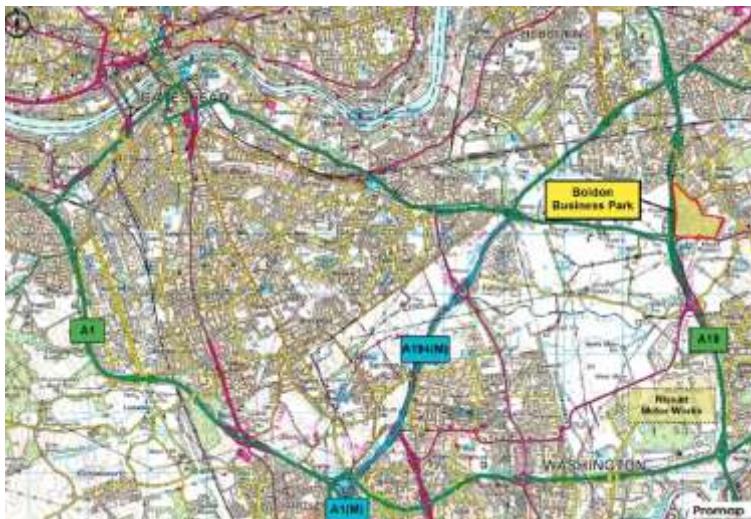
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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### Anti-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 tenant(s).



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