



TO LET – Modern Detached Industrial Workshop Unit

Unit 12, Brooklands Way, Boldon Business Park, Boldon, NE35 9LU

**Naylor
Gavin Black**
Commercial Property People

INDUSTRIAL

- Subject to refurbishment
- Office and w.c facilities
- Dedicated service yard and car parking
- Excellent access to the A19 and Tyne Tunnel

Location

Boldon Business Park is located four miles north of Sunderland and six 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 quarter of a mile of the estate providing access to the north and south.

Description

The subject unit is detached and of steel portal frame construction with brick and block work to dado level and inserted steel cladding to the eaves. The roof is of inserted sheeting incorporating translucent rooflights providing natural light.

Internally the property has concrete floors and an internal clear height of 5.25m. There is ground floor offices with reception and w.c facilities and these areas have LED lighting and gas fired heating.

The warehouse has gas heating together with strip LED lighting.

Externally there is dedicated staff parking to the front of the offices and a secure fenced and gated concrete service yard. There is vehicular access via an electric section up and over door measuring 3.6m wide x 4.8m high.

Services

The property is provided with mains supplies of all mains services. Interested parties are required to make their own enquiries in this respect.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice (6th Edition) to provide the following areas:

	Sq Ft	Sq M
Ground Floor Offices	948	88
First Floor Offices	948	88
Workshop	4,703	437
Total	6,599	613

Terms

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

Rent

£56,100 per annum.

Rateable Value

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

Rateable Value (2023 List) £34,750.

Legal Costs

Each party will 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.

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

For further information please contact:

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