To Let
Office/Workshop

Extremely Well Presented Two Storey Workshop and Office Building
3 Boldon Court, Boldon Business Park, Boldon Colliery, NE39 9PY

• GIA 309.2 Sq M (3,328 Sq Ft)
• Prominent location at head of cul-de-sac.
• 5 designated car parking spaces
**Location**

Boldon Court is situated to the west of Burford Way on the well established Boldon Business Park. Boldon Business Park is strategically located close to the junction of the A19 where it meets with the A184 (Newcastle road), being approximately 6 miles east of Newcastle city centre and 4 miles north west of Sunderland city centre.

The unit is prominently located at the head of the cul-de-sac with direct visibility from Burford Way.

**Description**

The accommodation is laid out over two floors, with the ground floor providing industrial/workshop accommodation, together with kitchen and WC facilities including a specific disabled WC.

The first floor comprises a high specification office area which has been sub-divided with glass partitioning to provide a large open plan area to the centre, with four private offices/meeting rooms to the perimeter. The accommodation benefits from a sophisticated comfort cooling system, carpeted floors, suspended ceiling and category 2 inset lighting. Further WC facilities are located within the impressive double height reception area.

Externally, the property benefits from five designated car parking spaces.

**Accommodation**

The property has been measured in accordance with the RICS Code of Measuring Practice to have the following gross internal areas.

<table>
<thead>
<tr>
<th>Size</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor</td>
<td>154.60</td>
<td>1,664</td>
</tr>
<tr>
<td>First floor</td>
<td>154.60</td>
<td>1,664</td>
</tr>
<tr>
<td>Total</td>
<td>309.20</td>
<td>3,328</td>
</tr>
</tbody>
</table>

**VAT**

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

**Legal Costs**

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

**Business Rates**

The Valuation Office Agency website includes the property within the 2010 Rating List as follows: Workshop and premises - Rateable value £20,500.

Interested parties should make their own enquiries in this respect with South Tyneside Council.

**Terms**

We are marketing the long leasehold interest in the property for an asking price of £275,000.

We have been informed that the property is held on a 125 year lease from UK Land dating from 2008 with a ground rent of £500.00 per annum payable.

**EPC**

The property has been rated Band B. A copy of the EPC is available on request.

**Viewing and Further Information**

Viewing strictly by prior appointment with the sole agent:

James Moss  
Lambert Smith Hampton  
0191 338 8300  
07595 117598  
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9 February 2016