

TO LET

Unit 13, Burford Way, Boldon Business Park, Boldon, NE35 9PZ



Modern Factory / Warehouse Unit 2,611m² (28,096 sq ft)

- Modern factory / warehouse unit with two storey offices
- Internal clear height 6m
- Secure yard area with 3no. loading doors
- Separate car park with space for 54 vehicles
- Excellent location only one mile from the A19
- 696m² (7,488 sq ft) of two storey office/welfare space
- To let on new fully repairing lease
- Rent: £147,500 per annum exclusive

SITUATION

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle. The estate is located immediately off the A184 which connects with the A19 within 1/4 mile of the estate providing excellent access throughout the region.

Please refer to the attached Ordnance Survey Promap for further directions.

DESCRIPTION

The property was constructed in 2000 and comprises a detached factory/warehouse unit of steel portal framed construction with a mixture of insulated profile steel cladding and cavity brickwork to the external walls. The roof areas are double pitched and of insulated profile steel sheet construction incorporating double skin translucent rooflights.

Internally, the unit has reinforced concrete floors throughout and an internal clear height of 6m.

There is a two storey block office block providing largely open plan space along with a kitchen, canteen and ladies, gents & disabled WCs.

Externally, there is a large secure yard to the rear of the unit providing vehicular access to 3 insulated sectional loading doors, each 5.4m x 5.4m.

Car parking for 54 vehicles is provided to the front of the office block and is separately accessed from Witney Way.

SERVICES

The property is provided with all mains services including a 3 phase electricity supply. Heating to the office and toilet areas is by way of a gas fired boiler serving panel radiators.

Lighting to the factory area is by low bay Halogen units and fluorescent strips to the offices. The premises also benefit from a fire alarm.

ACCOMMODATION

The unit provides the following Gross Internal Areas:-

Description	m²	sq ft
Ground Floor Offices/WCs	365	3,928
First Floor Offices /WCs	331	3,560
Factory/Warehouse	1,915	20,608
Total	2,611	28,096

RATING

The property is assessed at Rateable Value £115,000 and the rates payable are £56,695.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings of XX.

TERMS

The unit is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £147,500 pa.

VAT

All prices and rents will be subject to VAT at the standard rate.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

> Particulars - September 2018 Image – March 2018

For further details please contact:



MARK PROUDLOCK 0191 5945019 or 07766 968891 Mark.proudlock@knightfrank.com

SIMON HAGGIE

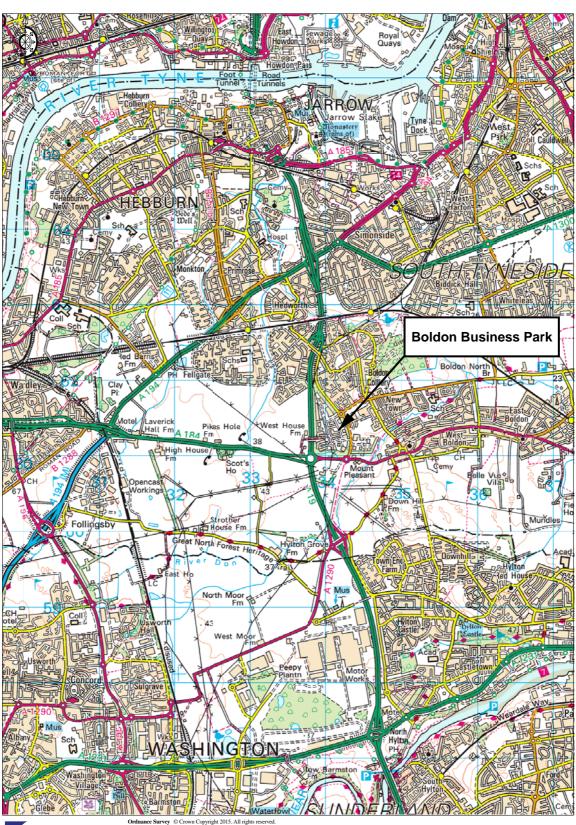
0191 5945009 or 07798570603 Simon.haggie@knightfrank.com

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Boldon Business Park, West Boldon







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