

TO LET – Due for Refurbishment

Unit 1 Didcot Way, Boldon Business Park,
Boldon, NE35 9PD



Detached Unit with 3MVA Dedicated Power

63,893 ft² (5,935 m²)

- Modern factory/warehouse unit pending comprehensive refurbishment
- Excellent location less than ½ mile from the A19
- Refurbishment to include roof, elevations and modernisation of facilities
- Opportunity to adapt to bespoke requirements in terms of size, specification and loading
- Large power supply: 3 MVA with capacity to 5 MVA subject to availability
- To let on new fully repairing lease
- Rent: £415,000 per annum

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Location

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle and Gateshead. The modern well established estate is located close to the recently upgraded Testos junction where the A184 and A19 meet, providing excellent access throughout the region.

The estate provides a wealth of amenities with Boldon Leisure Park on the main approach road providing food outlets including McDonalds, Nandos, Tim Hortons and Starbucks as well as a cinema, Asda supermarket and petrol filling station.

Unit 1 is situated on Didcot Way, immediately off the main B1298 estate spine road. Please refer to the attached map for further directions.

Description

Unit 1 Didcot Way is a modern large detached unit pending full refurbishment which on completion will provide the following:

Office Accommodation

- High quality two-storey office accommodation
- New aluminium framed double glazing
- Open plan and modular office space
- Staff amenities including WCs and canteen area
- Gas central heating
- Dedicated staff car park

Production / Warehouse

- Open plan warehousing / manufacturing space
- Eaves height: 6.3m
- Minimum 3 loading doors (scope to add more)
- High bay LED lighting
- Dedicated yard
- High power supply – dedicated 3 MV*

*5 MVA dedicated supply is split between Units 1 & 5. 3MVA is dedicated to Unit 1 however if the occupier of Unit 5 does not have a high power requirement Unit 1 can be allocated a higher capacity.

Accommodation

Subject to measurement following completion of refurbishment, the unit has the following Gross Internal Floor Areas:

	M ²	Ft ²
Warehouse	5,369.3	57,794
Office (Ground Floor)	283.3	3,049
Offices (First Floor)	283.3	3,049
Total (GIA)	5,935.9	63,893

Rating

The unit will require reassessment following refurbishment. Based on other similar properties at Boldon Business Park, it is anticipated it will have a Rateable Value of approximately £300,000.

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Energy Performance

Prior to refurbishment, the property has an Energy Performance Asset Rating of C62. It is expected to be improved during refurbishment and will be reassessed on completion of the works.

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 £415,000 pa.

VAT

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

Legal Costs

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

Money Laundering

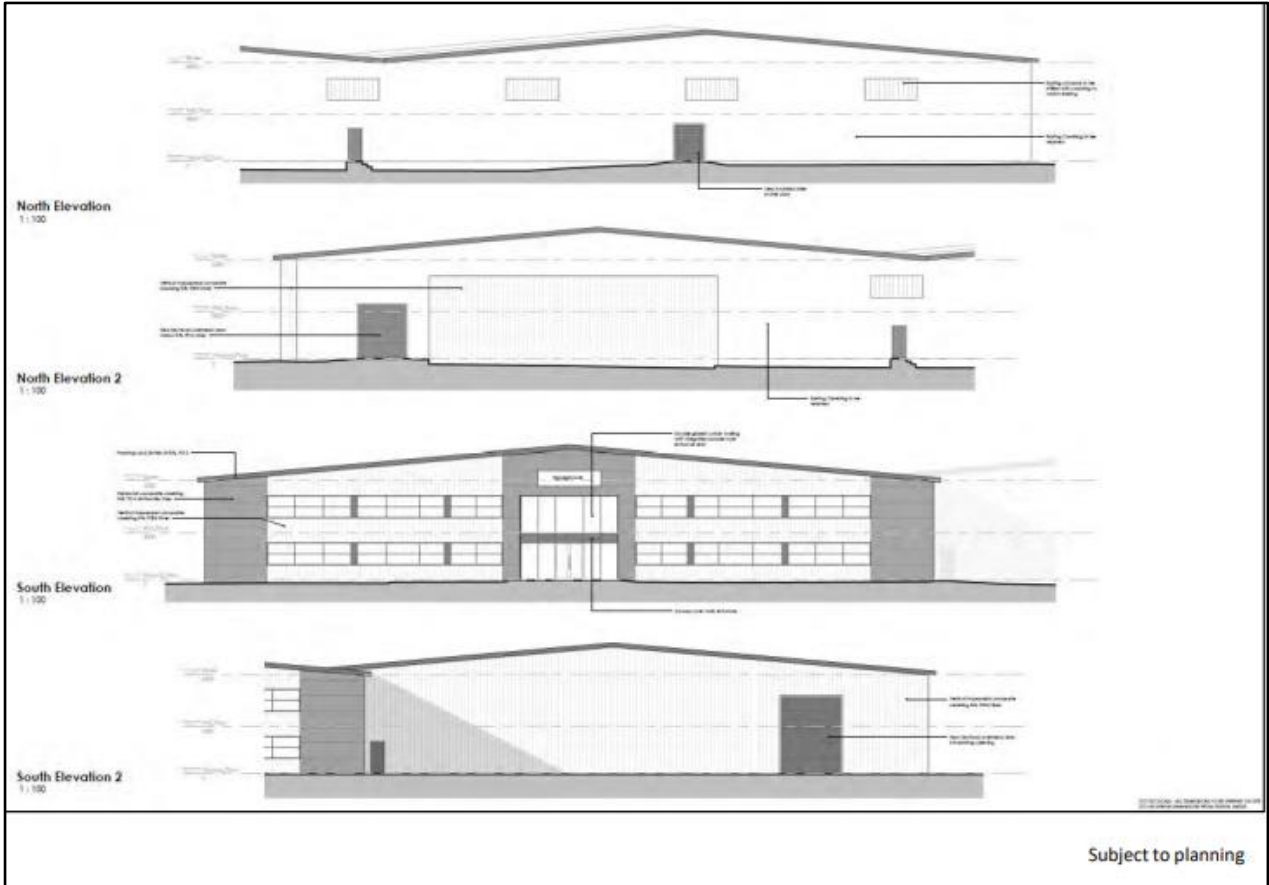
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.







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