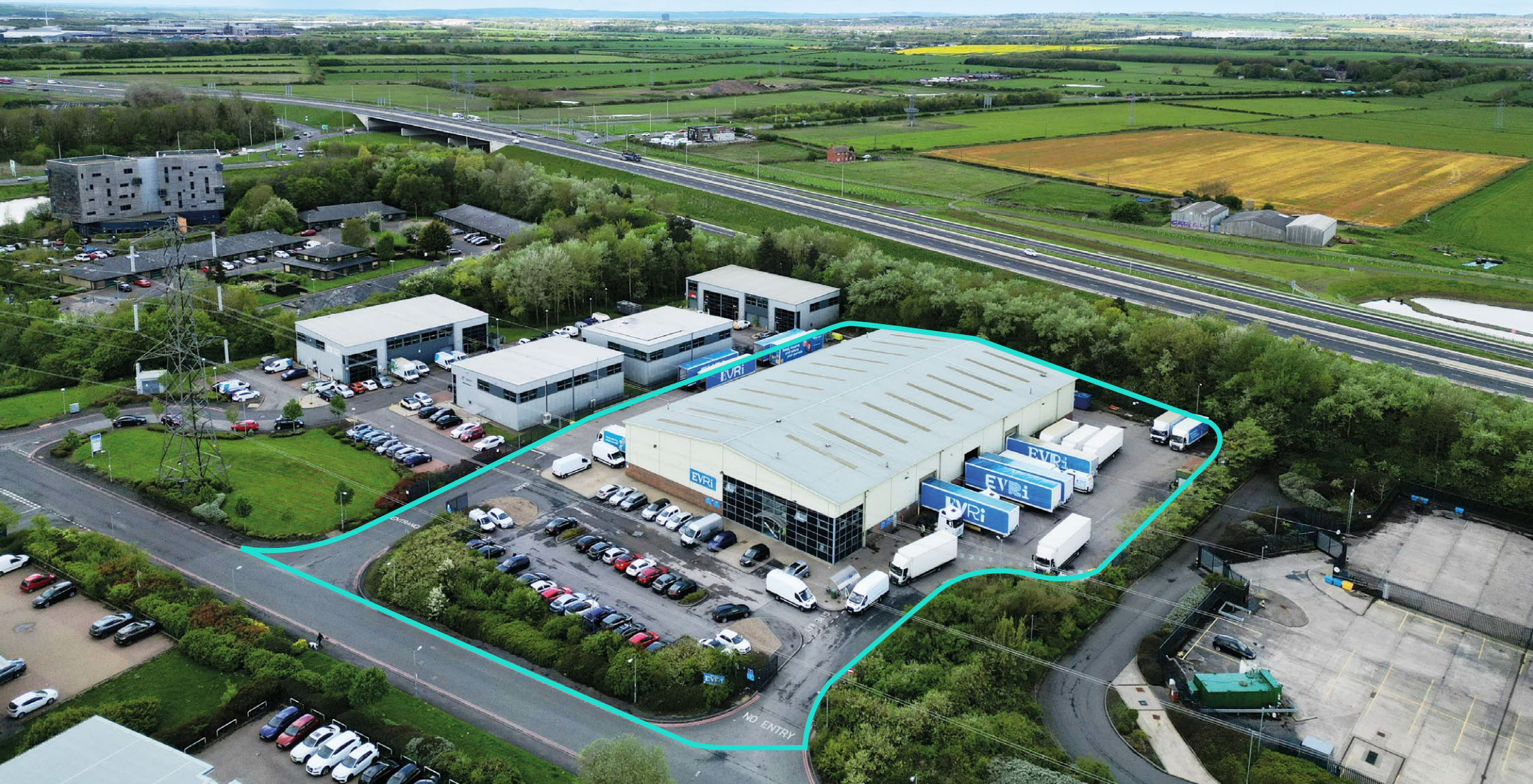




BROOKLANDS  
WAY

# To Let

**UNIT 3 BROOKLANDS WAY,  
BOLDON BUSINESS PARK,  
BOLDON, SOUTH TYNESIDE,  
NE35 9LZ**



# Masterplan

# Description



The property comprises a modern detached unit constructed in 2000 and is of steel portal framed construction with insulated profile steel cladding and cavity brickwork to the external walls under a pitched insulated profile steel sheet construction roof incorporating double skin translucent rooflights. The unit has concrete floors, LED lighting and an internal clear height of 7m.

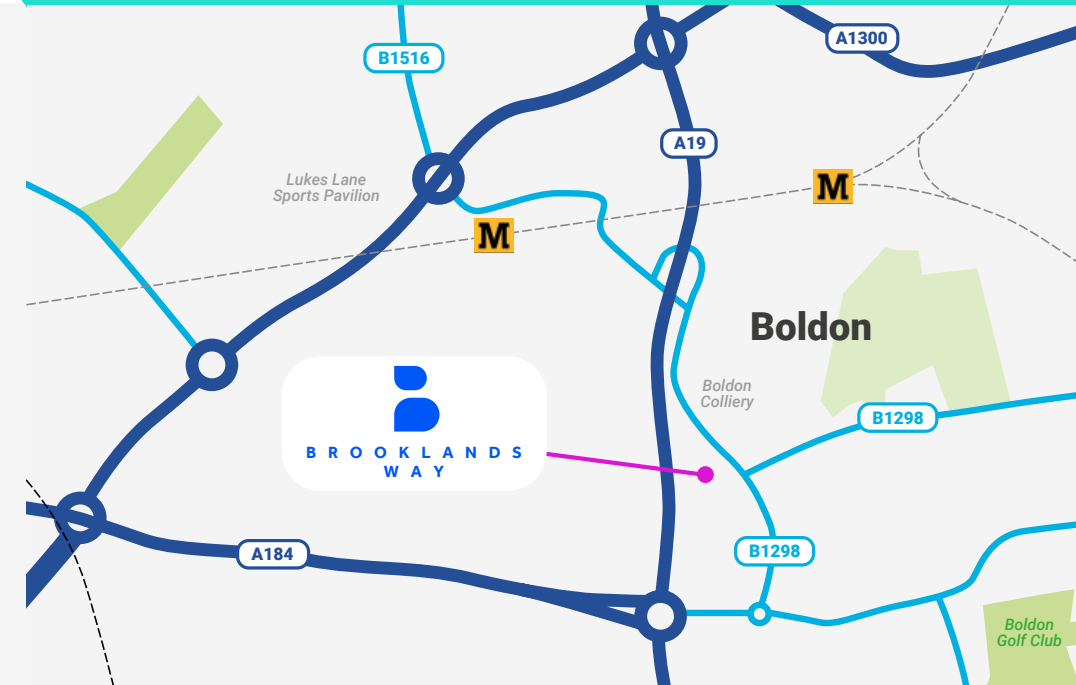
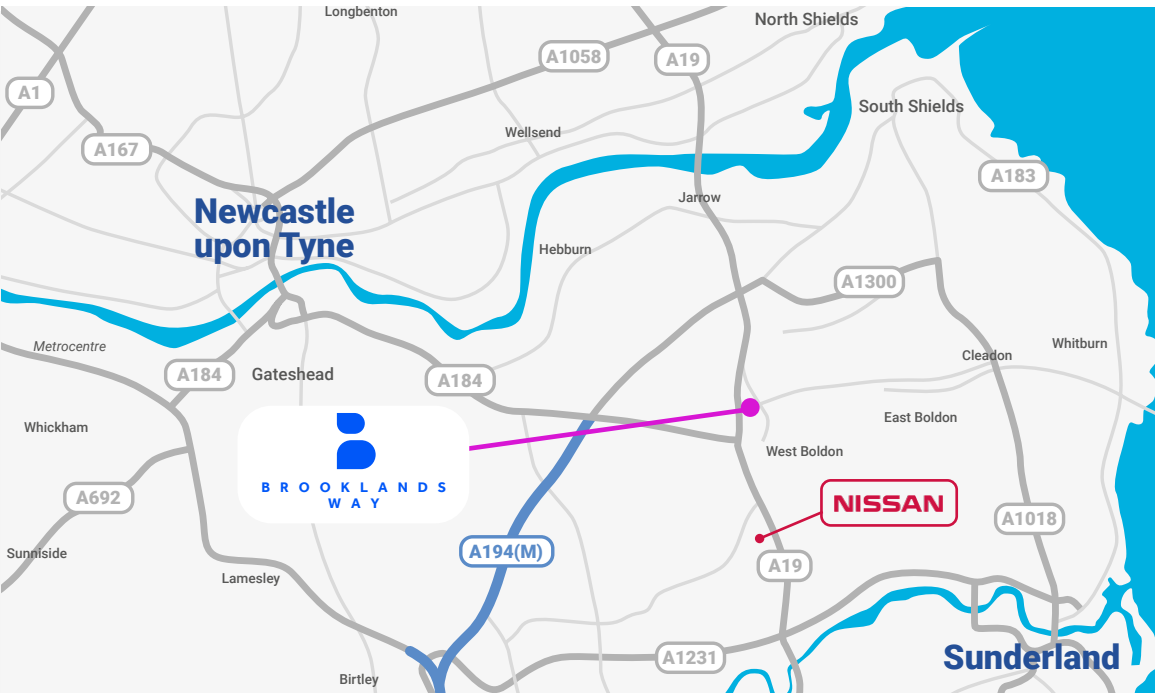
There is a two storey, fully glazed block office block on to the front elevation providing a range of private and general offices along with a kitchen, canteen and ladies & gents WC facilities.

Externally, there is a large secure yard with 360 degree access with 6 sectional loading doors in the southern elevation and 3 more in the northern elevation. Car parking is provided at the front of the office block with approximately 45 spaces.

# Location



BROOKLANDS  
WAY



“  
**BOLDON IS CENTRALLY POSITIONED  
BETWEEN NEWCASTLE AND  
SUNDERLAND AND BENEFITS FROM  
EXCELLENT ROAD ACCESS**  
”

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 recently upgraded Testos junction where the A184 and A19 meet, providing excellent access throughout the region.

## Areas

Description	Areas	
	Sq m	Sq ft
Warehouse	2,322.55	25,000
Ground Floor Offices	175.58	1,890
1st Floor Offices	123.58	1,330
<b>Total</b>	<b>2,621.70</b>	<b>28,220</b>

## Rateable Value

We understand the property has a Rateable Value of £134,000.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Terms & Rent

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 £222,500 per annum exclusive.

## EPC

The property has an EPC Rating of C67. A copy of the EPC is available on request.

## VAT

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



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### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.