



TO LET

Fully Refurbished - Warehouse/Production Unit - 1,593m² (17,146ft²)

4 Didcot Way, Boldon Business Park, Boldon, NE35 9PD


Naylors
Commercial Property People

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Opportunity

- Modern detached warehouse/production unit with two storey offices.
- Fully Refurbished
- Well located for A19 and A1(M) and within 3 miles of the Nissan car plant.
- Self-contained with secure yard and parking.
- Situated within a high quality industrial park with nearby amenities.

Location

Boldon Business Park is a prime, strategically located commercial estate being adjacent to the A19/A184 junction, ensuring easy access to the major road network. The Nissan car plant with its associated supply chain is less than 3 miles to the south. The wider estate benefits from public bus service, a hotel, cinema, public house, restaurants and a large Asda supermarket providing an excellent level of local amenity.

Description

The property is of steel portal frame construction with one sectional overhead electric loading door to the southern elevation measuring 4.0m wide x 4.5m high. The warehouse has a painted floor, clear eaves height of 5.0m rising to 7.3m at the apex and has high bay LED lighting as well as heating via four elevated gas blower heaters.

To the front of the unit is office, reception and amenity space set over two floors. Male, female (with shower) and accessible toilets are provided on the ground floor.

Externally the property is fully fenced with automatic gate into the car park on the southern elevation. Loading areas are also provided to the southern and eastern elevations.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:

	m ²	ft ²
Warehouse (inc plant room)	1,247.93	13,433
Ground Floor Offices & Amenities	184.6	1,987
First Floor Offices & Amenities	160.39	1,726
Total Gross Internal Area	1,593	17,146

EPC

An EPC rating of D (77)

Rateable Value

The Valuation Office Agency website describes the property as Workshop and Premises.

Rateable Value – 2017 List: £67,000

Rates Payable - (2018/19): £33,031

Interested parties should however make their own enquiries.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, at a rent of £90,000 per annum.

Legal Costs

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

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Viewings

For general enquires and viewing arrangements please contact Chris Donabie, Keith Stewart or Duncan Christie on 0191 232 7030, or email:

chrisdonabie@naylor.co.uk

keithstewart@naylor.co.uk

duncanchristie@naylor.co.uk

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