

TO LET

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

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



naylors.co.uk

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:

	m²	ft²
Warehouse (inc plant	1,247.93	13,433
room)		
Ground Floor Offices &	184.6	1,987
Amenities		
First Floor Offices &	160.39	1,726
Amenities		
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@naylors.co.uk
keithstewart@naylors.co.uk
duncanchristie@naylors.co.uk



⁽i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.



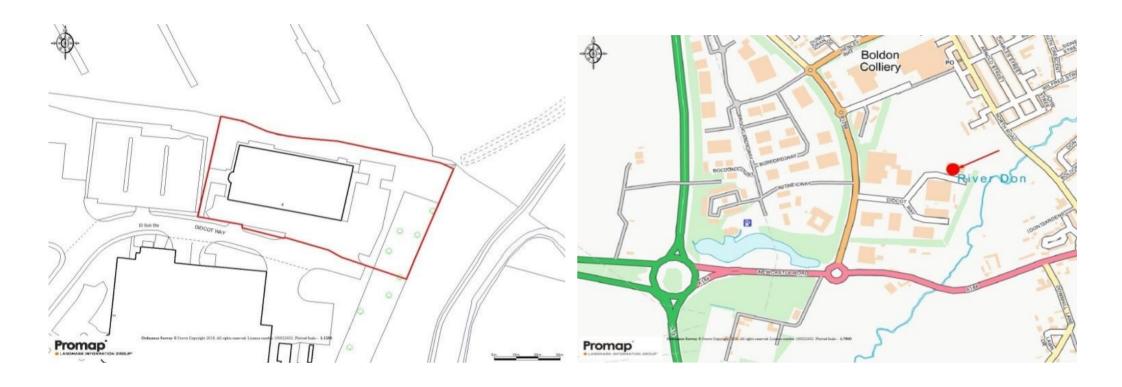




⁽ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Nations or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person, either principal or employee, at NAYLORS CHARTERED SURVEVORS has any authority to make or give any representation or warranty in relation to this property.

⁽iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. November 2018



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