

TO LET

Unit 5A, Brooklands Way, Boldon
Business Park, Boldon, NE35 9LZ



Vehicle Preparation / Servicing Centre 707.2 m² (7,612 sq ft)

- Detached unit fully fitted for car servicing and preparation
- Excellent location less than 1 mile from the A19 Testos Roundabout
- Secure fenced parking and yard
- 6 No. level access loading doors
- Available by way of assignment
- Landlord may consider new lease
- Passing Rent: £41,350 per annum

SITUATION

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

Please refer to the attached Promaps for further directions.

DESCRIPTION

Unit 5A is a modern detached unit which has been fully fitted out for car preparation and servicing and benefits from the following:

MAIN WAREHOUSE

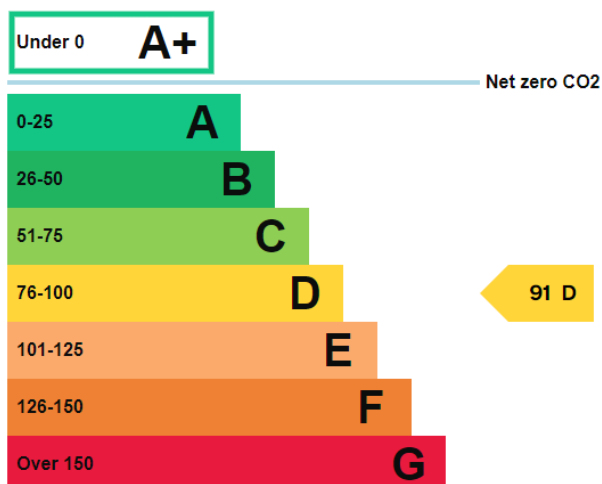
- Steel portal frame construction
- Insulated steel sheet cladding and roof
- 6m clear internal height
- LED Lighting
- 1 sectional loading door (W 4.0m x H 5.4m)
- Gas Ambirad heating system
- Office and WC facilities
- First floor canteen and staff room
- Store room
- Mezzanine storage for parts
- 3-phase power
- 4 hydraulic car lifts
- Dedicated car parking spaces

CAR VALETING / PREP BAY

- Separate from main warehouse
- 5 sectional loading doors (W 3.38 m x H 4.00 m)
- Vehicle pit

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of D91 (see below).



RATEABLE VALUE

The property is currently assessed in combination with the adjacent unit but based on the Valuation Office Agency's assessment, the Rateable Value attributable to Unit 5A is £34,693.

Further information is available at www.voa.gov.uk

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) provides the following Gross Internal Areas:-

Description	M ²	Sq ft
Warehouse	545.18	5,868
Offices / Staff Amenities	83.47	898
Mezzanine	78.54	845
Total	707.19	7,612

For further details please contact:



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Subject to Contract

Particulars - September 2024

Images - September 2024

TERMS

The unit is offered to let by way of assignment of the current lease which expires 21 July 2025 and is at a passing rent of £41,310 per annum.

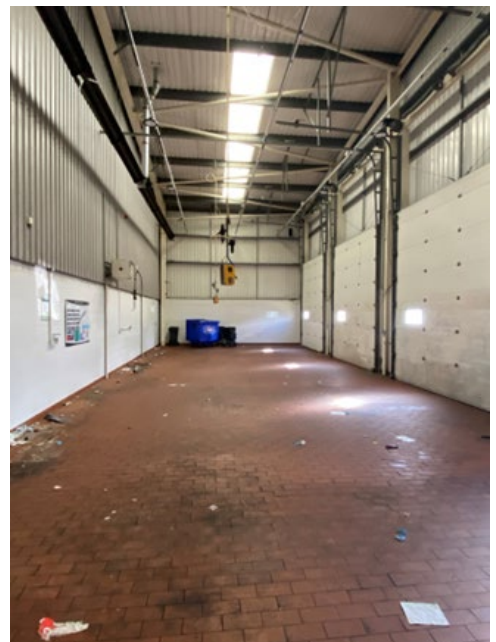
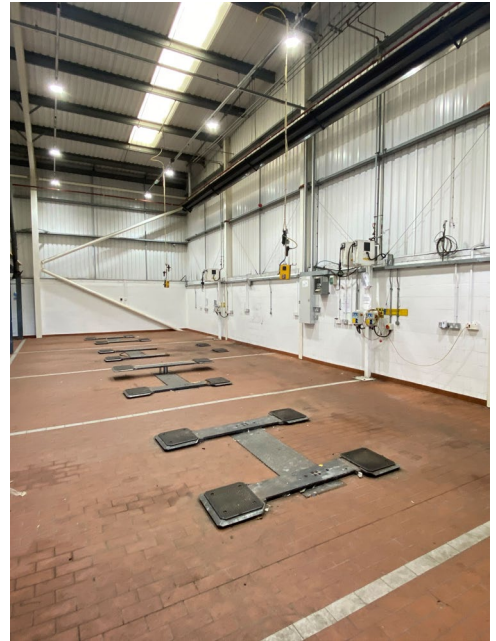
Alternatively, the landlord may consider a new lease.

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.



IMPORTANT NOTICE

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