

To Let

Unit 13 Burford Way
Boldon Business Park
Boldon
NE35 9PZ

Hi-Spec Warehouse on Secure Site
2,606.05 m² (28,051 sq ft)

- Modern facility with secure yard & parking
- Newly refurbished office & staff amenities
- Established prime business park
- Within ½ mile A19
- Excellent access to leisure, food & retail
- New FRI lease available

Rent: £240,000 per annum

Your partners in property



Location

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle / Gateshead.

The estate is located within ¼ mile of the Testos A19 / A184 Interchange providing excellent access to the region's main arterial routes.

The staff / customer car park for Unit 13 is accessed from Witney Way with junction improvements currently underway from the main estate road. The service yard to the rear of the premises is accessed from Burford Way.



Less than ¼ mile to A19



Bus stop within 3-minute walk



15 miles to Newcastle International Airport

Boldon Business Park

Boldon Business Park is a modern estate boasting a range of industrial and logistics companies including Wolseley Group, Vertu Motors, Nippon Express, Bell Group, Matthew Clarke and Northern Switchgear.

The wider estate also offers an extensive range of amenities including leisure / gym facilities, food outlets, and a cinema.

Specification

Unit 13 is a modern detached warehouse on a secure site benefiting from the following specification:

Office Accommodation

- Attractive brick-built façade with double height glazing
- Newly refurbished office space & staff amenities
- Mix of open plan & modular office space
- Staff amenities including WCs and kitchen / canteen
- 55 space dedicated car park to front of building

Warehouse

- Portal frame warehouse providing unrestricted space
- Warehouse clear internal height: 6 m
- Access via 3 covered loading doors (5.5 m x 5.5 m)
- Three phase power, water & gas
- Large dedicated secure yard to rear – 25 m width

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £156,000 (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

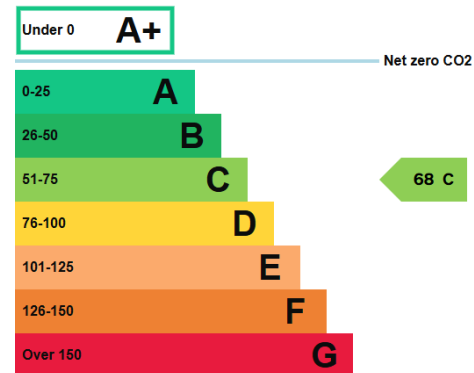
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Warehouse Total	1,947.6	20,963
Office space & Staff Amenities	658.4	7,088
Total	2,606	28,051

Energy Performance

Unit 13 has an energy performance asset rating of C68.





Terms

The unit is offered to let on a new Fully Repairing and Insuring lease for a term of years to be agreed at a rent of £240,000 per annum.

VAT & Stamp Duty Land Tax (SDLT)

VAT & SDLT will be payable on the property at the prevailing rates.

Anti-money Laundering Compliance

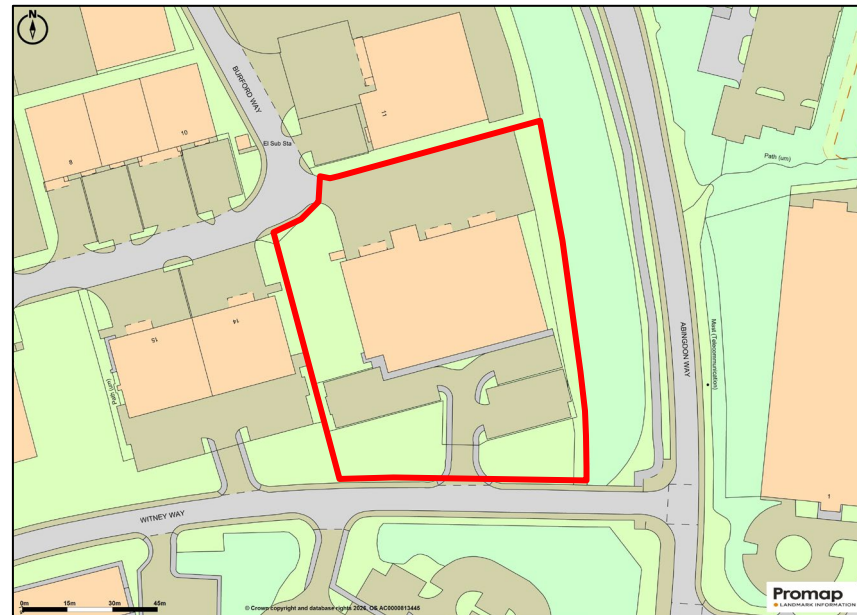
The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022. For further information please visit www.legislation.gov.uk.

Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.



Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Particulars dated July 2026.

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