

TO LET – Due for Refurbishment

Unit 1, Didcot Way, Boldon Business
Park, Boldon, NE35 9PD



**Detached unit with 3MVA dedicated power
5,935 m² (63,893 sq ft)**

- Modern factory/warehouse unit pending comprehensive refurbishment
- Excellent location less than ½ mile from the A19
- Refurbishment to include roof, elevations and modernisation of facilities
- Opportunity to adapt to bespoke requirements in terms of size, specification and loading
- Large power supply: 3 MVA with capacity to 5 MVA subject to availability
- To let on new fully repairing lease
- Rent: £415,000 per annum

SITUATION

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle and Gateshead. The modern well established estate is located close to the recently upgraded Testos junction where the A184 and A19 meet, providing excellent access throughout the region.

The estate provides a wealth of amenities with Boldon Leisure Park on the main approach road providing food outlets including McDonalds, Nandos, Tim Hortons and Starbucks as well as a cinema, Asda supermarket and petrol filling station.

Unit 1 is situated on Didcot Way, immediately off the main B1298 estate spine road. Please refer to the attached Promap for further directions.

DESCRIPTION

Unit 1 Didcot Way is a modern large detached unit pending full refurbishment which on completion will provide the following:

Office Accommodation

- High quality two-storey office accommodation
- New aluminium framed double glazing
- Open plan and modular office space
- Staff amenities including WCs and canteen area
- Gas central heating
- Dedicated staff car park

Production / Warehouse

- Open plan warehousing / manufacturing space
- Eaves height: 6.3 m
- Minimum 3 loading doors (scope to add more)
- High bay LED lighting
- Dedicated yard
- High power supply – dedicated 3 MV*

* 5 MVA dedicated supply is split between Units 1 & 5. 3MVA is dedicated to Unit 1 however if the occupier of Unit 5 does not have a high power requirement Unit 1 can be allocated a higher capacity.

ACCOMMODATION

Subject to measurement following completion of refurbishment, the unit is has the following Gross Internal Floor Areas:

	M ²	Sq Ft
Warehouse	5,369.3	57,794
Office (Ground Floor)	283.3	3,049
Offices (First Floor)	283.3	3,049
Total (GIA)	5,935.9	63,893

RATING

The unit will require reassessment following refurbishment. Based on other similar properties at Boldon Business Park it is anticipated it will have a Rateable Value of approximately £300,000.

ENERGY PERFORMANCE

Prior to refurbishment the property has an Energy Performance Asset Rating of C62. It is expected to be improved during refurbishment and will be reassessed on completion of works.

TERMS

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 £415,000 pa.

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.

Particulars - September 2023
CGI Images – August 2023

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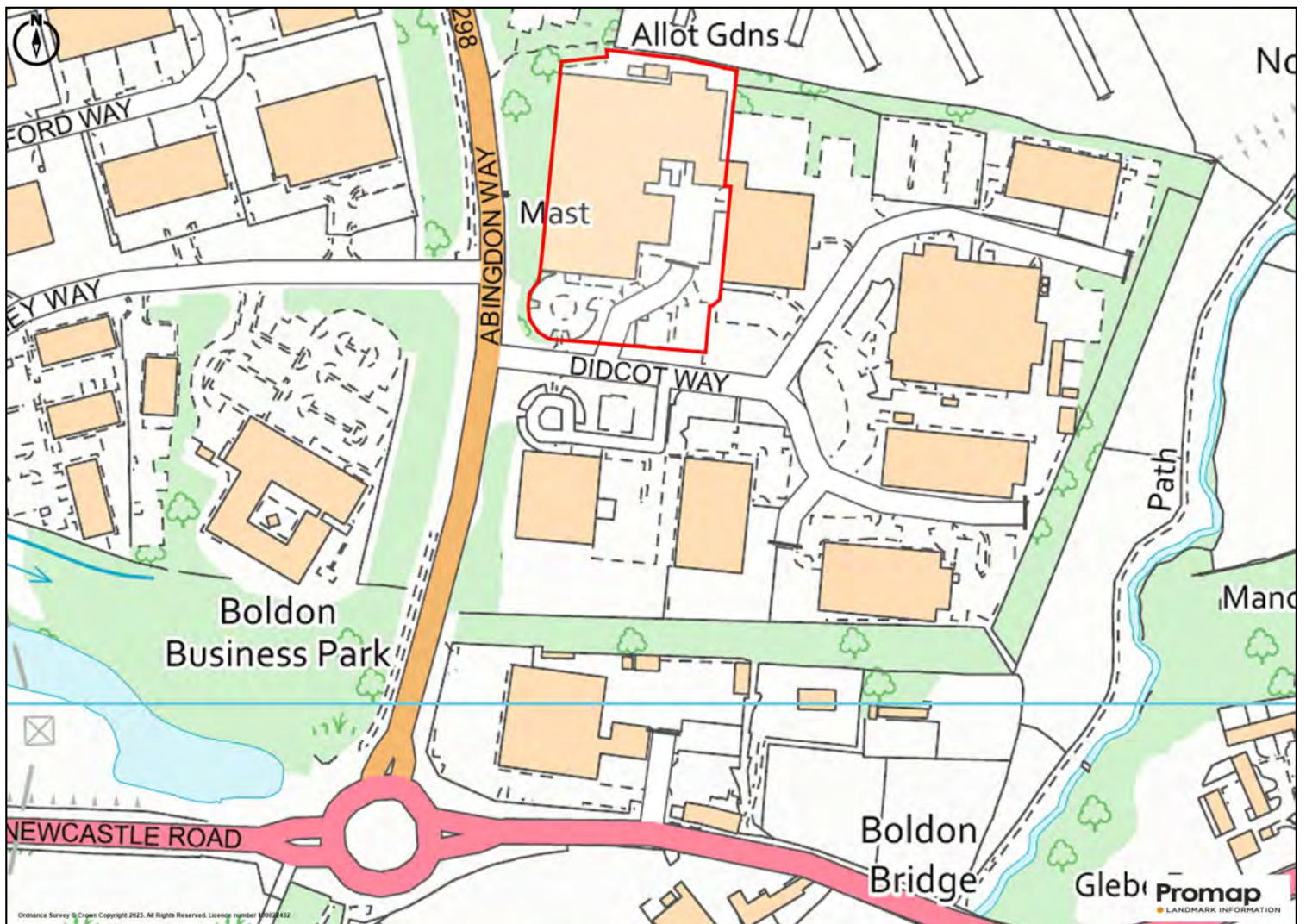
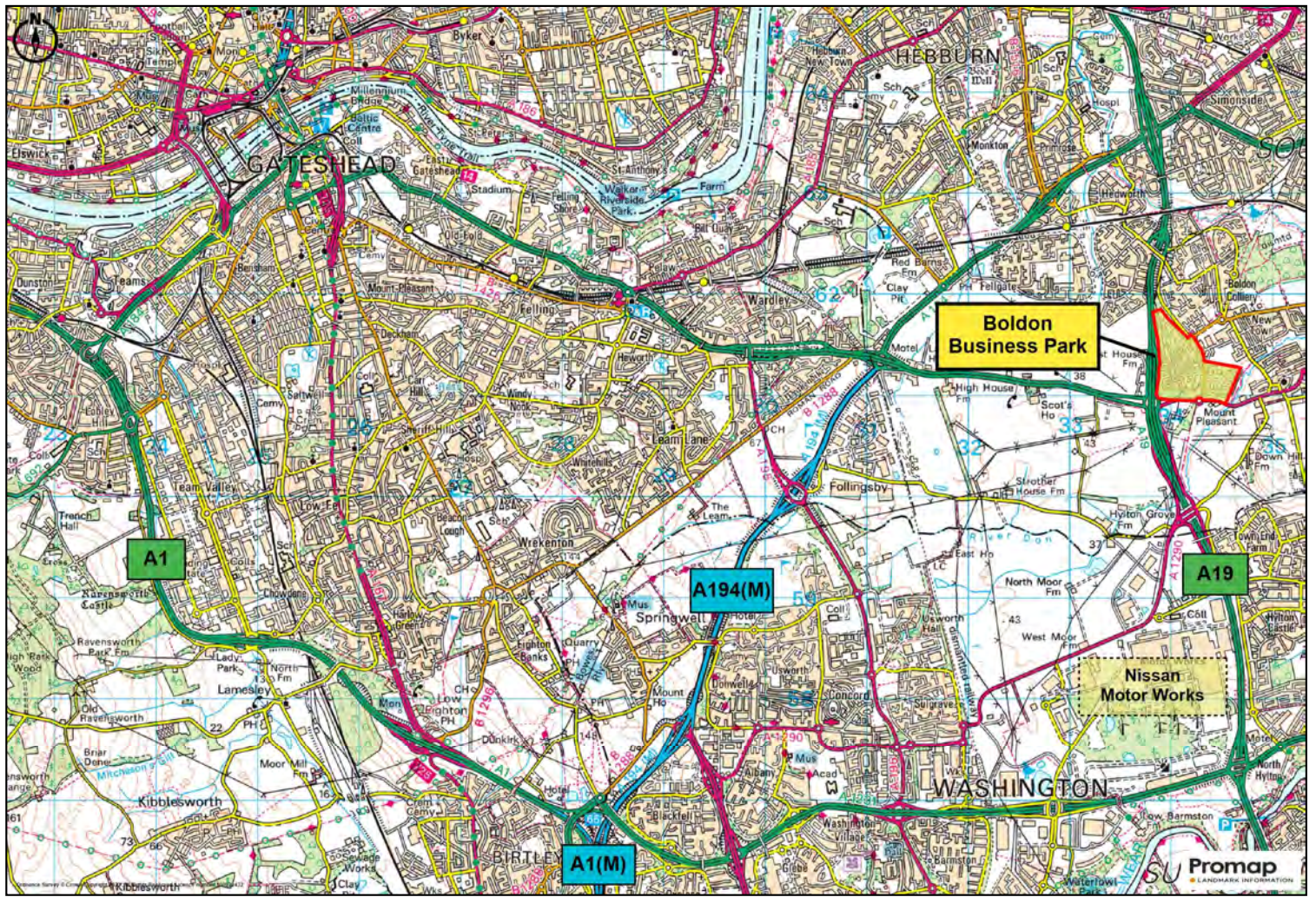
Subject to Contract



IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
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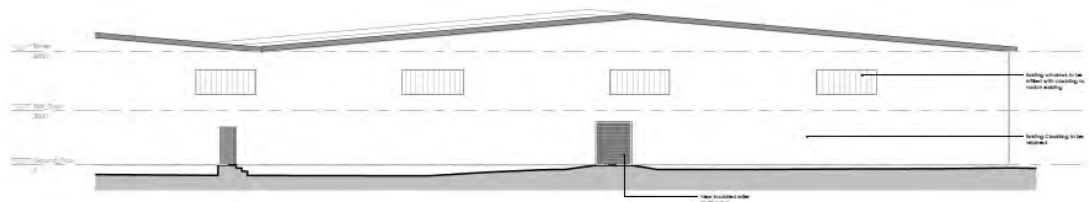


Area	Color
Grass	Light Green
Hard Paving	Grey
Concrete	Light Grey
Stone/Paving/Soil	Dark Grey

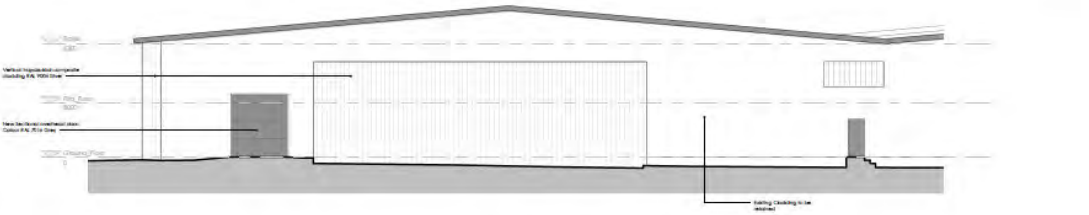


0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:50 @ A1

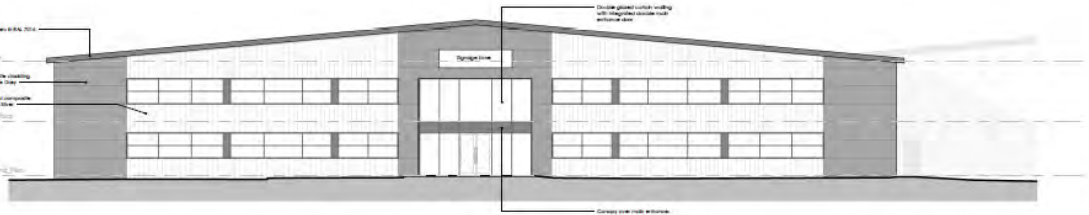
DO NOT SCALE - ALL DIMENSIONS TO BE VERIFIED ON SITE
DO NOT SCALE DRAWINGS FOR REVISIONS, VARIATIONS



North Elevation
1:100



North Elevation 2
1:100



South Elevation
1:100



South Elevation 2
1:100

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