

TO LET – Due for Refurbishment

Unit 5, Didcot Way, Boldon Business
Park, Boldon, NE35 9PD



**Detached unit with 1.5 MVA dedicated power
4,730 m² (50,913 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
- Large power supply: minimum 1.5 MVA with capacity to increase subject to availability
- To let on new fully repairing lease
- Rent: £315,000 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 5 is situated on Didcot Way, immediately off the main B1298 estate spine road. Please refer to the attached Promap for further directions.

DESCRIPTION

Unit 5 Didcot Way is a modern large detached unit pending full refurbishment which on completion will provide the following:

Office Accommodation

- High quality office accommodation
- New aluminium framed double glazing
- Open plan and modular office space
- Staff amenities including WCs and canteen area
- Heating / comfort colling
- Dedicated staff car park

Production / Warehouse

- Open plan warehousing / manufacturing space
- Eaves height: 6.3 m
- Minimum 4 loading doors (scope to add more)
- High bay LED lighting
- Dedicated yard
- High power supply – dedicated 2 MV

Particulars - March 2024
CGI Images – February 2024

For further details please contact:



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Subject to Contract

ACCOMMODATION

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

Description	M ²	Sq Ft
Warehouse	3,770	40,580
Ground floor offices, lobby & staff amenities	540	5,812
First floor meeting room	57	614
First floor storage	363	3,907
Total (GIA)	4,730	50,913

RATING

Unit 5 is currently assessed at a Rateable Value of £204,183 as part of a joint assessment with Unit 6 and will be reassessed following completion of works.

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 £315,000 per annum.

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.



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