



To Let

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

- 1,593 sq m (17,146 sq ft)
- Modern detached warehouse/production unit
- To be refurbished
- Self-contained with secure yard and parking
- Well located for the A19 & A1(M) and within 3 miles of the Nissan car plant
- Available in March 2026

SUBJECT TO CONTRACT

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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

Description	sq m	sq ft
Warehouse (inc plant room)	1247.93	13,433
GF Office & amenities	184.60	1,987
FF Office & amenities	160.39	1,726
Total GIA	1,593	17,146

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed

Rent

£121,000 per annum exclusive

Business Rates

The property in the 2023 Rating list at a Rateable Value of £80,500. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

Energy Performance Certificate (EPC)

The premises has an EPC Ratings of D(77).

A copy of the EPC is available on request

Legals Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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