

BUILDINGS FOR BUSINESS

MODERN WELL LOCATED INDUSTRIAL / DISTRIBUTION UNITS

BOLDON BUSINESS PARK

DIDCOT WAY, BOLDON BUSINESS PARK, BOLDON NE35 9PD

From 11,790 sq. ft (1,095 m²) to 70,028 sq. ft (6,506 m²)

UK
LAND ESTATES

BOLDON BUSINESS PARK

THE LOCATION

Boldon Business Park is a well-established and popular estate strategically located adjacent to the A19/A184 Testo's junction circa six miles north of Sunderland, eight miles west of Newcastle upon Tyne and less than four miles south of the Tyne Tunnel.

Nissan's car manufacturing plant is located less than three miles to the south together with the International Advanced Manufacturing Park (IAMP), currently under development, and expected to accommodate a number of businesses in the advanced manufacturing sector and Nissan supply chain.

Significant upgrades to the A19 including Tyne Tunnel dualling and junction improvements at Silverlink and Testos coupled with excellent east/west access via the A184 and nearby A1231 ensure Boldon Business Park offers super connectivity across the region.

Boldon Business Park boasts a range of amenities including fast-food restaurants, hotel, cinema, Asda supermarket and petrol filling station. The estate also benefits from frequent bus services from the surrounding area.

The business park accommodates a range of well-established businesses including Hermes, Balfour Beatty, BMW, Nuby and Trotec.

SPECIFICATION

- Unit sizes range from 11,790 sq. ft (1,095 m²) to 70,028 sq. ft (6,506 m²)
- The five factory units total 171,045 sq. ft
- Apart from Unit 6, all units provide office accommodation over two storeys with attractive glazed atrium entrances
- The workshop/warehouse areas provide clear space with gas central heating by way of either blower or ambi-rad heaters
- Lighting is by way of either sodium, strip fluorescent or LED lighting
- All units have loading doors measuring approximately 4m wide by 4.5m high with eaves heights from 5.5m
- Unit 5 also has dock level loading and some units have covered loading canopies
- The units benefit from yard space and service areas as well as ample staff car parking



BOLDON BUSINESS PARK

UNIT 5
4,490 sq. m
48,330 sq. ft

UNIT 7
1,095 sq. m
11,790 sq. ft

UNIT 2
1,998 sq. m
21,514 sq. ft

UNIT 6
1,800 sq. m
19,383 sq. ft

UNIT 1
6,527 sq. m
70,028 sq. ft

TOTAL GIA: 15,910 sq. m / 171,045 sq. ft

BOLDON BUSINESS PARK



TRAVEL

	Distance	Time
Newcastle City Centre	6.9 miles	16 mins
Newcastle Central Station	7.2 miles	17mins
Newcastle Int. Airport	13.8 miles	28 mins
Testos Roundabout and A19 access	0.4 miles	1 min
Nissan plant, Washington	5.4 miles	12 mins
IAMP Development, East Boldon	2.6 miles	9mins

TERMS

The properties are available on new FRI leases on terms to be agreed.

EPC:

EPC's are available upon request.

ENQUIRIES



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