

Property Details

Tel: 0191 232 7030

TO LET

MODERN WORKSHOP/WAREHOUSE PREMISES

**8 DIDCOT WAY, BOLDON BUSINESS PARK,
BOLDON**



SITUATION

Boldon Business Park is one of the best located and most modern estates in the North East being adjacent to the A19/A184 junction with quick and easy dual carriageway access to the A1. The Nissan car plant with its associated supplier companies is less than 3 miles away. The estate itself has a hotel, cinema, public house, restaurants and a large Asda supermarket providing an excellent level of local services.

DESCRIPTION

The property which was constructed around 1990 provides an industrial/warehouse unit of clear span steel portal frame with an eaves height of approximately 6.5 m, extending to 9 m at the ridge. The property is served by a power operated loading door 4 m wide by 4.5 m high which opens out onto a yard area. There is a separate entrance to the car parking area fronting the building, which accommodates approximately 23 car parking spaces.

The property comprises a reception area off which there is an open office/canteen with toilets beyond. The warehouse benefits from 3 gas blower heaters, 3 phase electricity and sodium lighting whilst on the first floor there is further open plan offices which are heated by gas central heating and lighted with category 2 lighting.

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ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas.

Ground Floor Office /Reception/Ancillary Areas	200.14 m ²	(2,154 ft ²)
First Floor Office	142.41 m ²	(1,533 ft ²)
Warehouse	766.76 m ²	(8,253 ft ²)
Total Gross Internal Area	1,109.31 m²	(11,940 ft²)

TERMS

The property is held on a full repairing and insuring lease for a term of 25 years from 10 December 1990 subject to 5 yearly rent reviews at a current rent of £74,000 exclusive.

RATING

The Valuation Office Agency website describes the property as Factory and Premises.

Rateable Value (2005 List): £52,000

SERVICES

All mains services including 3 phase electricity are connected to the property, none of which have been tested or warranted. Interested parties are advised to satisfy themselves in this respect.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Keith Stewart on 0191 232 7030 or email keithstewart@naylor.co.uk.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylor.co.uk for details of all our current instructions.



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