

TO LET

Unit 1, Brooklands Way, Boldon
Business Park, Boldon, NE35 9LZ



Detached Factory/Warehouse with offices 4,432 m² (47,704 sq ft)

- Modern factory/warehouse unit with two storey offices
- Securely enclosed yard area and separate car park
- Excellent location less than 1 mile from the A19
- 8 No. level access loading doors
- Total Area: 4,432m² (47,704 sq.ft) including 434m² (4,672 sq.ft) of two storey office/WC
- To let on new fully repairing lease
- Rent: £310,000 per annum

SITUATION

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

Please refer to the attached Promaps for further directions.

DESCRIPTION

This detached unit was constructed in 2000 and extended to create an enlarged warehouse in 2018.

It is of steel portal framed construction with insulated profile steel cladding and cavity brickwork to the external walls. The roof areas are double pitched and of insulated profile steel sheet construction incorporating double skin translucent rooflights.

The unit has concrete floors to the ground floor with a load bearing capacity of 37.5 KNm² and an internal clear height of 6 m.

There is a two storey block office block providing a range of private and general offices to the ground floor area along with a kitchen, canteen and ladies & gents WC facilities.

The first floor office area is largely open plan and includes further toilet facilities.

Externally, there is a large security fenced yard to the side providing vehicular access to 8 insulated sectional loading doors, each 5.4m x 5.4m.

Car parking is provided to the side of the office block with space for 44 vehicles.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of B43.

SERVICES

The property is provided with all mains services including a 3 phase electricity supply.

Heating to the office and toilet areas is by way of a gas fired boiler serving panel radiators.

Lighting to the office and factory areas is by way of LED fittings. The unit also benefits from a fire alarm.

ACCOMMODATION

The unit provides the following Gross Internal Areas:-

Description	m ²	Sq.ft
Ground Floor Offices/WCs	259	2,792
First Floor Offices/WCs	242	2,606
Factory/Warehouse	3,930	42,306
Total	4,432	47,704
Total Site Area:	0.72 HA	1.8 Acres

RATING

The property has a Rateable Value of £121,000 effective April 2023 but this doesn't include the recent warehouse extension.

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 £310,000 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 2025
Images - December 2018

For further details please contact:



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Subject to Contract



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**Boldon Business Park,
West Boldon**



Boldon Business Park

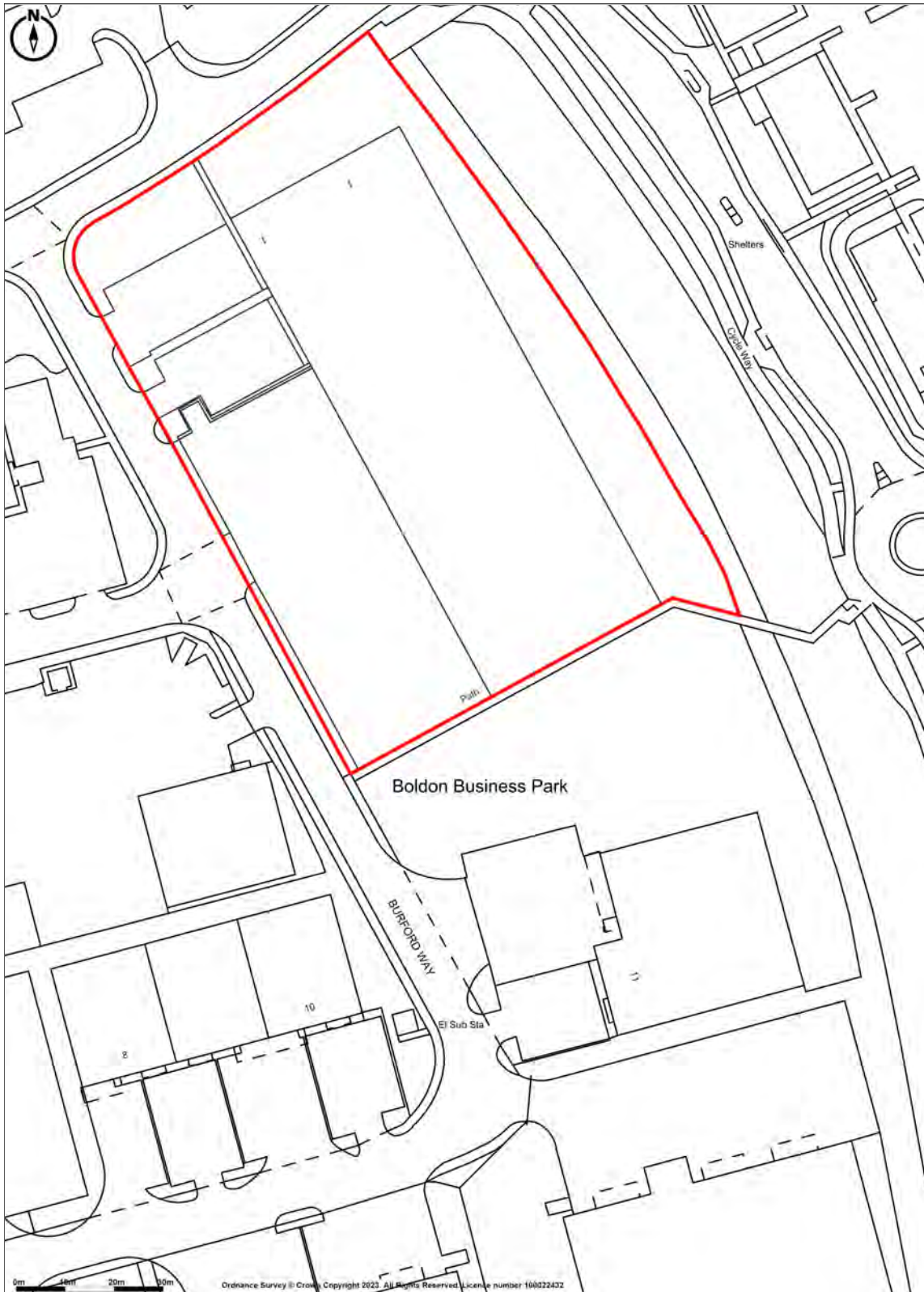


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Boldon Business Park - map

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1 Brooklands Way, Boldon Business Park



Promap
LANDMARK INFORMATION

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