

# TO LET – IMMEDIATELY AVAILABLE

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

---



**Fully refurbished unit with 1.5 MVA power  
4,730 m<sup>2</sup> (50,913 sq ft )**

- Modern factory/warehouse unit undergoing full refurbishment
- Excellent location less than ½ mile from the A19
- Refurbishment including new full insulated roof & elevations
- Modernised office accommodation and staff amenities
- Large power supply: minimum 1.5 MVA with capacity to increase subject to availability
- To let on new fully repairing lease
- Rent: £370,000 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 in the final stages of 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 1.5 MV

Particulars - November 2025  
CGI Images – February 2024

For further details please contact:



**MARK PROUDLOCK**  
0191 5945019 or 07766 968891  
[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**JAMIE PARKER**  
0191 5945026 or 07974 398194  
[Jamie.parker@knightfrank.com](mailto:Jamie.parker@knightfrank.com)

**Subject to Contract**

## Accommodation

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

Description	M <sup>2</sup>	Sq Ft
Warehouse	3,770	40,580
Ground reception, WCs & undercroft	540	5,812
First floor Offices / Amenities	57	4,521
<b>Total (GIA)</b>	<b>4,730</b>	<b>50,913</b>

## Rating

Unit 5 is currently assessed at a Rateable Value of £192,000.

## 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 £370,000 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.

---

#### IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

