

# TO LET

Unit 12, Brooklands Way, Boldon  
Business Park, Boldon, NE35 9LU

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## Refurbished Unit with Secure Yard 613.2 m<sup>2</sup> (6,600 sq ft)

- Modern industrial / warehouse unit
- Two storey office accommodation and staff amenities
- Secure yard
- Excellent access to A19 and the regional road network
- Rent: £56,100 per annum exclusive

## SITUATION

Boldon Business Park is located 4 miles north of Sunderland and 6 miles east of Newcastle. The estate is well located immediately off the A184 providing access to the east and west. The A19 is located within ¼ mile of the estate providing access to the north and south.

Please refer to the attached Ordnance Survey Promap for further directions.

## DESCRIPTION

Unit 12 is a detached unit providing high quality warehousing with secure yard space on a popular and well-established business park. Features include:

### OFFICES

- Ground floor open plan office accommodation
- First floor meeting room / office
- Canteen area & WCs
- Staff parking

### WAREHOUSE

- Portal frame providing open plan space
- Insulated steel cladding and roof
- Reinforced concrete floor
- Clear Internal Height of 4.7 m
- Vehicular access via electric sectional door
- 3 Phase electricity
- Mezzanine storage area (optional)
- Secure yard

## RATEABLE VALUE

According to the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has a Rateable Value effective 1<sup>st</sup> April 2026 of £39,000.

For further details please contact:



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Subject to Contract

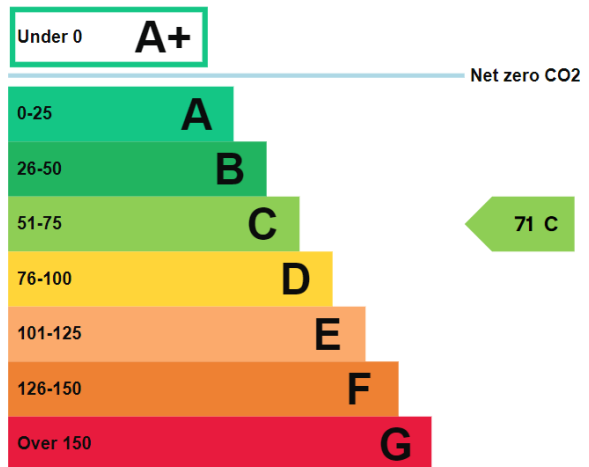
## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and the following gross internal areas recorded:-

	M <sup>2</sup>	Sq Ft
Warehouse	437.0	4,704
Ground Floor Office / Amenities	88.1	948
First Floor Meeting Room	88.1	948
<b>Total (GIA)</b>	<b>613.2</b>	<b>6,600</b>

## ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of C71 although this is anticipated to improve as a result of refurbishment works.



## TERMS

The property is available on a new fully repairing and insuring lease for a term of years to be agreed at a rent of £56,100 per annum excluding VAT and rates.

Particulars updated – February 2026  
Image - June 2024

# VAT

All rents and service charges are subject to VAT.

# VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Knight Frank is a supporter of the leasing code ([www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk))



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Particulars dated July 2024.

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