



To Let

Unit 6 Boldon Court
Blaydon
Gateshead
NE35 9PY

Prominent Hybrid Unit Available
387.6 m² (4,172 sq ft)

- Well located hybrid warehouse facility
- High spec office accommodation
- Established industrial location
- Situated on main arterial route adjacent to the A19
- New FRI lease available

Rent: £42,000 per annum

Your partners in property



Location

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 Testos junction where the A184 and A19 meet, providing excellent access throughout the region.

Please refer to the attached Promaps for further directions.



Less than 1 mile to A1



10 min walk to Abingdon Road Bus Stop



14 miles to Newcastle International Airport

Blaydon Trade Park

Boldon Court located on Boldon Business Park is a well-established estate boasting a range of industrial occupiers including Noblegen Cryogenics, Nuby, Nippon Express, Vertu Motors, and Northern Switchgear.

The wider estate also offers an extensive range of amenities including leisure / gym facilities and food outlets, and a cinema.

Specification

Unit 6 is a semi-detached warehouse unit situated immediately off Burford Way and benefits from the following specification:

- Hybrid unit construction
- High spec office accommodation
- Modern facilities and staff amenities
- Attractive double height glazed frontage
- Dedicated parking provision to front of property
- Three Phase Power Supply
- Electrically Operated Roller Shutter Door

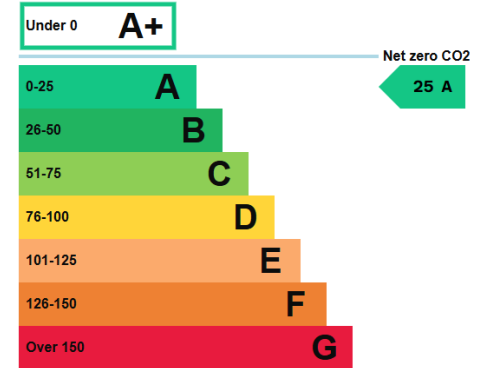
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Warehouse Total	150.1	1,616
Office & SA Total	237.5	2,556
Total	387.6	4,172

Energy Performance

Unit 6 has an energy performance asset rating of A25.



Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £34,250 (effective 1 April 2026). For further information including how much you might expect to pay in Business Rates, please visit www.vo.gov.uk.

Terms

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £42,000 per annum.



VAT & Stamp Duty Land Tax (SDLT)

VAT & SDLT will be payable on the property at the prevailing rates.

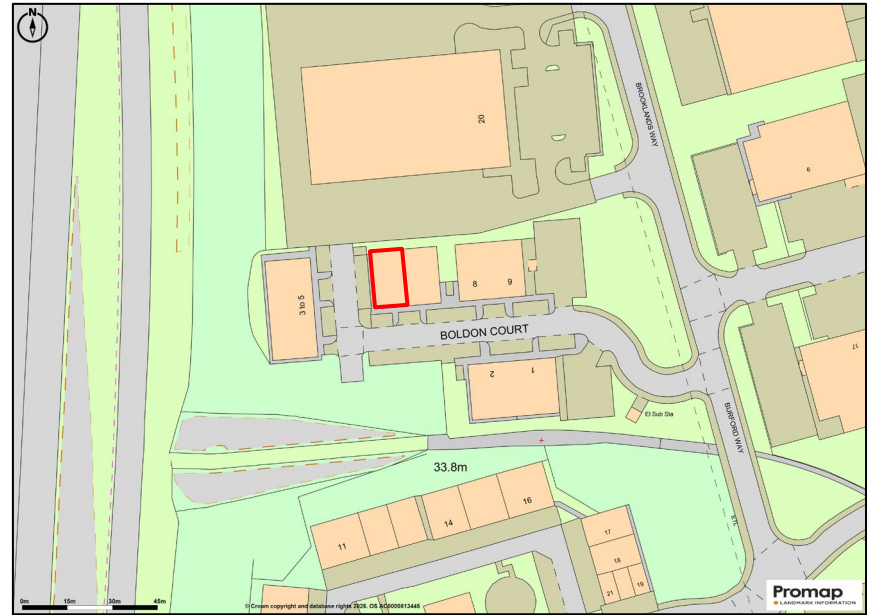
Anti-money Laundering Compliance

The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022. For further information please visit www.legislation.gov.uk.

Viewing

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

Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Particulars dated November 2025. Photos dated November 2025.

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