



To Let

Industrial Premises

Unit 16 Bensham Street
Boldon Colliery
NE35 9LN

- Last remaining industrial unit
- 1637 ft² (152.08 m²)
- Close to Boldon Business Park and A19
- Attractive secure modern development
- Secured shared compound
- Car parking

Location

The development is located close to Boldon Business Park providing convenient and direct access to the A19 and in turn Tyneside, Wearside and Washington. Adjacent occupiers include NHS Estates Department and Service Master amongst others.

Description

Forming part of an attractive modern development arranged in two facing terraces with central parking. The site is secure with palisade perimeter fencing with lockable gates. The unit is of steel framed construction with profiled insulated cladding above block work walls under a profiled sheeted roof covering.

Accommodation

The property briefly comprises as follows:-

	ft ²	m ²
Unit 16		
Factory GIA	1637	152.08

Rents

A new lease is available at an annual rental of **£11,600 plus VAT** for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to 5 yearly Rent Reviews. A service charge is levied in accordance with the other units within the development. Details on request.

Code of Practice




The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

-  mario@lofthouseandpartners.co.uk
-  alexa@lofthouseandpartners.co.uk
-  **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable. Please note that VAT is chargeable in addition to the rent and service charge.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£10,000**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2016/2017 is 49.7p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C3442

Amended February 2017