



To Let

Industrial/Office Premises

Units 15, 16 & 17 Bensham Street
Boldon Colliery
NE35 9LN

- Choice of 3 industrial units (can be combined)
- From **1637 ft² (152 m²)** to **6243 ft² (580 m²)**
- Units 16 and 17 available immediately
- Unit 15 available late 2024 but potential for early possession
- Established industrial location close to Boldon Business Park
- Immediate access to A19 and Tyne Tunnel

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

The development is located close to Boldon Business Park providing convenient and direct access to the A19 an in-turn Tyneside, Wearside and Washington. Adjacent occupiers include

Description

Attractive modern development arranged in two facing terraces with central parking. Presently available are 2 adjoining industrial units and one 2 storey office unit which have been fully fitted to a high standard including a double height glazed frontage. The site is secure with palisade perimeter fencing with lockable gates. The units are of steel framed construction with profiled insulated cladding above block work walls under a profiled sheeted roof covering. Units are available individually or can be combined to suit occupier's requirements. Unit 17 presently has a full mezzanine floor with well fitted offices on the first floor accesses via a central staircase.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Unit 15		
Factory	1656	153.84
Unit 16		
Factory	1637	152.08
Unit 17		
Ground Floor		
Factory	1608	149.38
First Floor		
Offices	1342	124.67
Unit 17 TOTAL	2950	274.06

Tenure

New leases are available for a term of years to be agreed (minimum 5 years) on a tenant FRI basis subject to 3 yearly Rent Reviews.

Rents

Unit	Rent	Comments
15	£14,000	Available 2024*
16	£14,000	Available Now
17	£20,000	Available Now

Service Charge

The leases are subject to estate service charge provisions.

Costs

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

Viewing

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

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

VAT

The rent is subject to VAT.

Rateable Values (RV)

The Valuation Office has confirmed the current Rateable Values are as follows:-

Unit 15	£12,250
Unit 16	£12,250
Unit 17	£20,500

The Uniform Business Rate for the Rates Year 2023/2024 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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 C4165

EPC Awaiting Information