

Boldon Business Park
South Tyneside

A new development on a highly successful business park

Available for occupation now

For Sale/To Let

Self contained office buildings from 256.40 sq m (2,760 sq ft) from 921.73 sq m (9,922 sq ft)

whelan.



The Bu rushes

Quality Design And Quality Build - The Bulrushes

to a high specification and boasts a very modern and visually impressive design. The use of natural light, neutral colours and natural finishings all complement the buildings surroundings with desirable landscaped environment, nearby ornamental lake and the neighbouring Quadrus Centre. This brand new office accommodation offers a superb working environment with flexible designs. Each self-contained unit has its own front door and there is an excellent car-parking ratio. Units are available from 2,760sq ft up to 10,000 sq ft for either rent or purchase – potentially a great investment opportunity.

- riigii quality modern ollice
- Visually impressive
- Flexible open-plan design
- Generous car parking

Quality location

The Park is already well established and is situated on the A19 providing good access North and South and only several miles away from both Newcastle and Sunderland.

- A19 location
- Newcastle upon Tyne is approx 5 miles to the north west via the A18²
- Sunderland is approx 3 miles to the
- Tyne Tunnel is approx 3 miles to the north

Units 6-8 - typical floor plate

Not to Scale

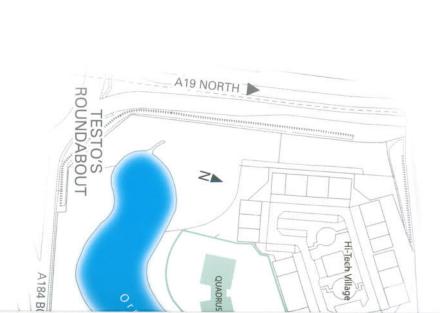
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Floor Plans













Unit 8	Unit 7	Unit 6	Unit 5	Unit 4	Unit 3	Unit 2*	Unit 1*	NIA
303.47	297.18	302.50	263.86	256,39	309.88	460.30	461.43	sq m
3,266	3,199	3,256	2,540	2,760	3,335	4,955	4,967	sq ft
12	=======================================		10	10	12	17	18	Car Spaces

The Bu rushes WITNEY WAY





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Specification

- Flexible open plan floor plates
- Carpet-tiled full access raised floors (150 mm clear void)
- Suspended tile ceilings incorporating LG3 Category II lighting
- Male, Female & Disabled WCs

Nearby Occupiers

- Mill Garages
- NASUWT Hashimoto Ltd
- Quadrus Building
- Lex Harvey
- Parcelnet Asda

Terms

The offices are available for sale on a long leasehold basis. Alternatively the accommodation is available by way of a new full repairing and insuring lease for a term to be agreed.

VAT

References to price are deemed to be exclusive of VAT unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.



Viewing

To view of request further information please contact the joint agents



King Sturge

Simon Tayl



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