



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.

For Sale / To Let



Quality Design And Quality Build - The Bulrushes

The Bulrushes, a Whelan development, is built to a high specification and boasts a very modern and visually impressive design. The use of natural light, neutral colours and natural finishes 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.

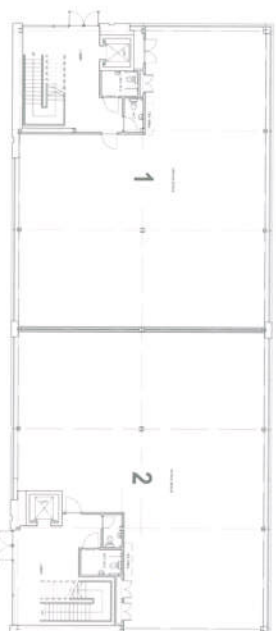
- High quality modern offices
- Visually impressive
- Flexible open-plan design
- Generous car parking

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 A184
- Sunderland is approx 3 miles to the south east
- Tyne Tunnel is approx 3 miles to the north

Floor Plans



Units 1-2 - typical floor plate

Not to Scale



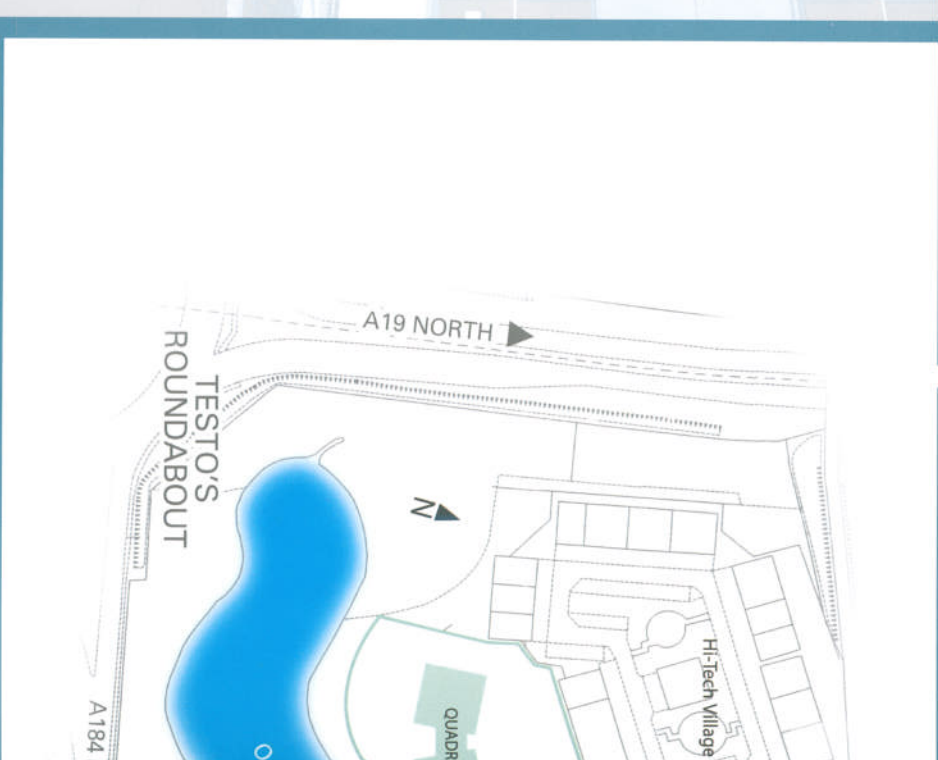
Units 3-5 - typical floor plate

Not to Scale



Units 6-8 - typical floor plate

Not to Scale



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.

Accommodation



NIA	sq m	sq ft	Car Spaces
Unit 1*	461.43	4,967	18
Unit 2*	460.30	4,955	17
Unit 3	309.88	3,335	12
Unit 4	256.39	2,760	10
Unit 5	263.86	2,540	10
Unit 6	302.50	3,256	11
Unit 7	297.18	3,199	11
Unit 8	303.47	3,266	12

*Units 1 & 2 can be combined to make a total area of 10,000 sq ft

Car Parking Ratio 1:283 sq ft

