

Units 3-5 Bensham Street, Boldon Colliery Industrial Estate, Boldon NE35 9LN

Modern Multi-Let Industrial & Office Investment



Location

Boldon is located 8 miles west of Newcastle upon Tyne, 7 miles north west of Sunderland and 15 miles north of Durham. Boldon is centrally positioned between Newcastle and Sunderland and benefits from excellent road access being immediately adjacent to the A19, providing direct access links to the north and south and linking to the A1M.

Boldon is 3 miles south of the Tyne Tunnel. The Port of Tyne is positioned 4 miles to the north and Newcastle International Airport is located 15 miles north west of Boldon.

Boldon is home to a range of industrial and office premises which are predominantly located at Boldon Business Park, The Bulrushes, Boldon Court and the Quadrus Centre.



Situation

Bensham Street Industrial Estate is located at the northern fringe of Boldon Business Park. Boldon Business Park has grown into one of the North East's most successful business parks. The prestigious development offers office and industrial accommodation, complemented by retail and leisure facilities within a short walk at Boldon Retail Park. Boldon Business Park is a popular and well established estate which is situated on the west side of Boldon Village, only 0.25 miles from Testo's roundabout which is the main intersection of the A19 Tyne Tunnel Road and the A184 which connects to the A1M.

It is therefore well positioned to provide access throughout the region and in particular is within 1.5 miles of the Nissan UK automotive plant at Washington. The subject property is located off Cotswold Lane 0.25 miles north of the main Boldon Business Park.

Major occupiers at Boldon Business Park include Balfour Beatty, Nippon Express, Hermes Parcelnet, IDS Systems Ltd, Mill Garages, Northumbria Police, Hashimoto and Royal Mail. Nearby occupiers on Boldon Colliery Industrial Estate include NHS, Boldon Picture Framing, Euroserv and CD Electrical.

Description

The property comprises a modern parade of three commercial units. The units are of brick construction under a pitched profile metal clad roof. Units 5 & 4 comprise industrial accommodation incorporating full height roller shutter access together with separate pedestrian access. Unit 3 comprises office accommodation. All units include double glazed metal cased windows. There is a shared yard area with a secure brick and metal fence perimeter wall together with gated access off Bensham Street.

Tenure

Freehold

Tenancy Information

Unit	Tenant	Rent	Rent (psf)	Sq m	Sq ft	Lease Start	Expiry
Unit 5	SPF Projects Ltd	£10,500	£5.08	192.02	2,064	1 st Apr 2014	31 st Mar 2017
Unit 4	Sapphire Engineering Ltd	£19,240	£7.63	199.64 (Mez 68.64)	2,149 (738)	1 st Jul 2013	30 th Jun 2016
Unit 3	Commercial Joinery Specialists Ltd	£7,200	£4.02	166.01	1,787	1 st Dec 2012	30 th Nov 2015
		£36,940		557.67	6,000		



Investment Considerations

- **Modern multi-let** industrial and office scheme
- **Well located** on the edge of the established Boldon Business Park and Boldon Leisure Park
- **Excellent road communication** close to the A19 and A184 Newcastle Road
- **Attractive private investor lot size**

Proposal

We are instructed to seek offers in excess of **£375,000 (Three Hundred and Seventy Five Thousand Pounds)**, which reflects an attractive Net Initial Yield of **9.47%** after purchaser's costs of 4.00% and a capital value of just £54.27 per sq ft.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a TOGC.

EPC

Details available on request.

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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. August 2016.

Joint Fixed Charge Receivers

This property is being marketed for sale on behalf of joint fixed charge receivers and therefore no warranties or guarantees in any respect can be given. The property will be sold with no title guarantee and no covenants for title. The information in these particulars has been provided by the joint fixed charge receivers to the best of their knowledge based upon information obtained from third parties, but the purchaser must rely solely upon their own enquiries. The joint fixed charge receivers are acting as agents without personal liability.















