



INDUSTRIAL INVESTMENT

UNITS A&B BENSAM STREET BOLDON COLLIERY INDUSTRIAL ESTATE BOLDON NE35 9LN

INVESTMENT HIGHLIGHTS

- **Modern multi-unit industrial investment**
- **Well located** on the edge of the established Boldon Business Park and Boldon Leisure Park
- **Excellent road communications** close to the A19, Tyne Tunnel and A184 Newcastle Road
- **7,565 sq ft** across two buildings
- Undoubted covenant in **NHS Property Services Limited** with shareholders' funds in excess of £3bn
- **In occupation since 2008**
- **10 year lease** from 3rd January 2018 **expiring 2nd January 2028**
- Two parades capable of providing 3 separate units in the future if required
- Rent **£47,338** per annum reflecting £6.25 per sq ft

Offers sought in excess of **£640,000 (Six Hundred and Forty Thousand Pounds)** reflecting a net initial yield of **7.03%** assuming purchaser's costs of 5.16%. This reflects a capital value of **£86.60** per sq ft.



NHS A&B BENSAM STREET

Hermes

Nando's

cineworld

ASDA

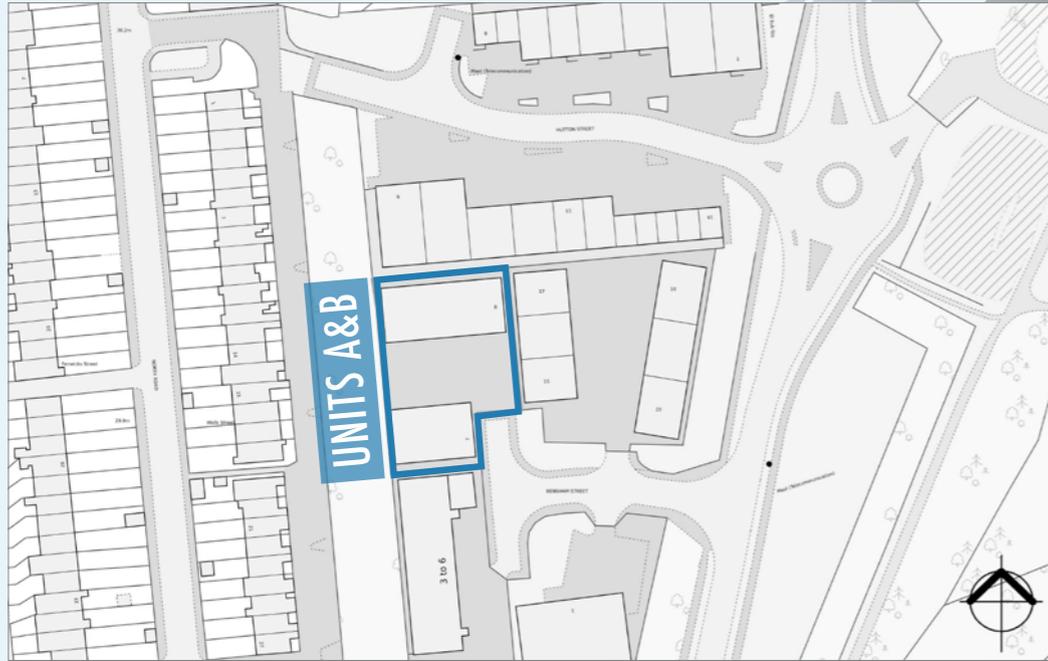
McDonald's

BOLDON BUSINESS PARK

Holiday Inn

DIDCOT WAY

Vertu



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 edge 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 in the area include Balfour Beatty, Nippon Express, Hermes Parcelnet, IDS Systems Ltd, Mill Garages, Northumbria Police and Royal Mail together with Cineworld, McDonalds, ASDA and Nando's.

DESCRIPTION

The property comprises two modern high specification industrial units constructed in 2008. Both buildings have part brick part profile metal clad elevations under a profile metal clad roof incorporating roof lights.

Unit A contains two electric roller shutter doors and two separate pedestrian access doors. Whilst constructed as one unit this offers the potential to split this unit into two in the future.

Unit B also has an electric roller shutter door and separate pedestrian access. Both units have lighting to the warehouse area with LED's being fitted to Unit A.

The NHS have occupied the units since they were built and have installed extensive tenant fitout to provide additional office space, separate partitioned rooms within the warehouse accommodation and additional mezzanine areas. This is tenant's fitout and is not rentalised. All are subject to a Licence for Alteration and will be the responsibility of the NHS to remove.



TENURE

Freehold.

TENANCY

The property is let in its entirety to **NHS Property Services Limited (07888110)** on a 10 year lease from 3rd January 2018 **expiring 2nd January 2028**. The passing rent is **£47,338pa**.

The building sits on a site of **0.165 ha (0.40 acres)**.

ACCOMMODATION

Unit A	Sq M	Sq Ft
Warehouse	326.09	3,510
Ground Floor Office	98.28	1,058
Sub Total	424.37	4,568
Unit B	Sq m	Sq ft
Warehouse	278.46	2,997
Sub Total	278.46	2,997
Total	702.83	7,565

In addition to the above the tenant has installed office accommodation in Unit A and office and mezzanine accommodation in Unit B. This is subject to a Licence for Alterations and is the tenant's responsibility to remove.

COVENANT

NHS Property Services Limited (07888110) are the strategic estate partner for the NHS. They look after over 3,000 buildings and employ over 5,000 staff. Providing hard and soft FM, property management, PFI management, building compliance and energy management services countrywide.

A summary of their last three years accounts are set out below:

Year End	31st March 2025	31st March 2024	31st March 2023
Turnover	£810,646,000	£807,940,000	£750,393,000
Pre-Tax Profit	(£146,083,000)	(£174,585,000)	(£86,602,000)
Shareholder Funds	£3,044,443,000	£3,081,928,000	£3,517,345,000

VAT

We understand that the property is elected for VAT and it is envisaged that the sale will be dealt with under the TOGC regulations.

PROPOSAL

Offers sought in excess of **£640,000 (Six Hundred and Forty Thousand Pounds)** reflecting a net initial yield of **7.03%** assuming purchaser's costs of 5.16%. This reflects a capital value of £86.60 per sq ft.

EPC

Unit A – C-72.
Unit B - D-91.

CONTACT



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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. March 2026.

