



To Let

NE36 0AJ

Cleadon Lane Industrial Estate, East Boldon

- Secure fenced yards
- Workshop/offices also available
- Short term lease options
- Excellent Transport Links

SUBJECT TO CONTRACT

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Location

The property is located on the East Boldon Industrial Estate close to the East Boldon Metro Station.

The site has excellent transport links: -

A19	2.4 miles
Port of Tyne	3.1 miles
Nissan UK	3.9 miles
A1 (m)	7.7 miles
Sunderland	4.7 miles
Newcastle	10 miles
Newcastle Airport	16.4 miles
Durham	17 miles
Teesport	41 miles

Description

A fenced secure yard accessed via a gated entrance off Cleadon Lane.

There are also workshops and office space available on site along with staff facilities and WC's.



Accommodation

	Acres
Site A	0.33
Office 2,600 sqft (Not measured Approx Area)	
Site B	0.45
Site C	0.68
Workshop 4,000 sqft (Not measured Approx Area)	
Total Site Area	1.46

Terms

Available by way of a full repairing and insuring lease for a term of 3 and outside the provisions of the Landlord & Tenant Act 1954 at a rent of: -

Site	Rent (PA)
A	£30,000
B	£20,000
C	£30,000

Business Rates

Interested parties should make their own enquiries with the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. Interested parties should make their own investigations with regards to the supply of services

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Available on request.

Viewing

Via Sole Agents: - **HTA Real Estate**

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