

BoldonCourt



BoldonCourt

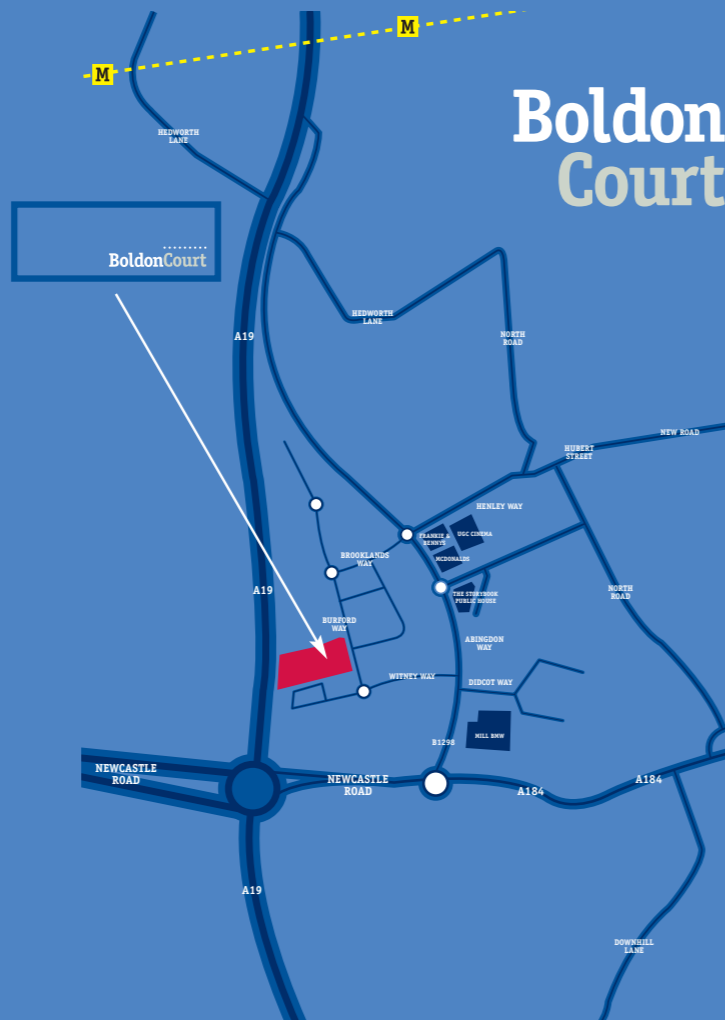
Location

Drive Times

- 1 minute A19
- 20 minutes MetroCentre
- 20 minutes Newcastle City Centre
- 15 minutes City of Sunderland
- 30 minutes Teesside
- 25 minutes Newcastle International Airport

Population

- 10 minutes 185,420 persons
- 20 minutes 1,131,383 persons



Boldon Court

...a new standard
in high quality office and workshop accommodation
ranging from 2,969sqft up to 5,124sqft

For more information contact letting agents:



MISREPRESENTATION ACT - These particulars are believed to be correct, but their accuracy is no way guaranteed, neither do they form part of any contract. November 2005.

BUILDINGS FOR BUSINESS

A Partnership Between



BUILDINGS FOR BUSINESS

...a new standard

Boldon Court consists of 9 new high tech business units aimed at companies requiring a combination of both high quality office and workshop/storage accommodation.

The accommodation will be provided over two floors with the ground floor providing predominantly assembly accommodation, which can easily be converted into other uses such as laboratory space or offices.

The first floor will provide fully fitted offices.



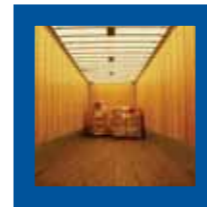
Specification

Office Element

- Heating
- Floor coverings
- Suspended ceilings
- Lighting
- WC facilities
- Kitchenette facilities

Workshop Element

- Ground floor loading of 30k/N per sqft
- Lighting
- Electrically operated up and over doors (3 metres)
- Connections to all mains services
- WC facilities (including disabled)



...a new focus

Boldon Court is situated to the West of Burford Way on the well established Boldon Business Park. Boldon Business Park is strategically located close to the junction of the A19 at its junction with Newcastle Road (the A184) approximately 6 miles east of Newcastle City Centre and 5 miles north west of Sunderland City Centre.

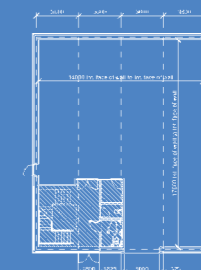
Available space

The units are to be mainly built in terraces, which can give greater flexibility for larger requirements. The following sizes are to be constructed:

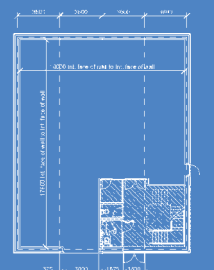
UNIT	SQFT	SQM
1	5,124	476
2	5,124	476
3	2,969	276
4	2,969	276
5	2,969	276
6	3,796	353
7	3,796	353
8	3,796	353
9	3,796	353

Floor Plans

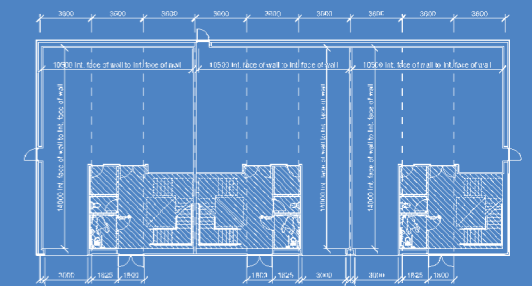
Unit 1



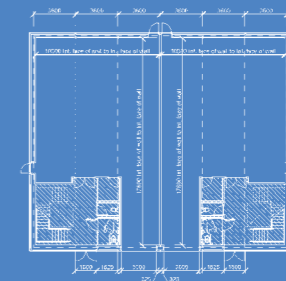
Unit 2



Unit 3 to 5



Unit 6 & 7



Unit 8 & 9

