

For Sale

Prime, Reversionary Industrial Investment

Total Resource (UK) Ltd

Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD



Total Resource (UK) Ltd Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD



Play
Property
Video

Investment Summary

- + The asset is **located** on **Boldon Business Park**, one of the **regions most established industrial estates**
- + **Excellent road connectivity** with close **access** to the **A19**
- + **Close to the Deep Sea Ports of the Port of Tyne and Port of Sunderland**
- + Close proximity of **Nissan's Washington Hub, IAMP & Envisions new gigafactory**
- + Property extends to **12,222 ft²**
- + Long let to **Total Resources (UK) Limited** on a **10 year lease** expiring in May 2028, therefore **c. 2 years unexpired** on the lease
- + **Low passing rent** of **£72,721 per annum (£5.95 /ft²)**
- + Occupied as the tenants **Head Office** – building and location key to the business
- + **Opportunity** to **unlock significant reversionary income** at lease renewal in **May 2028**



Proposal

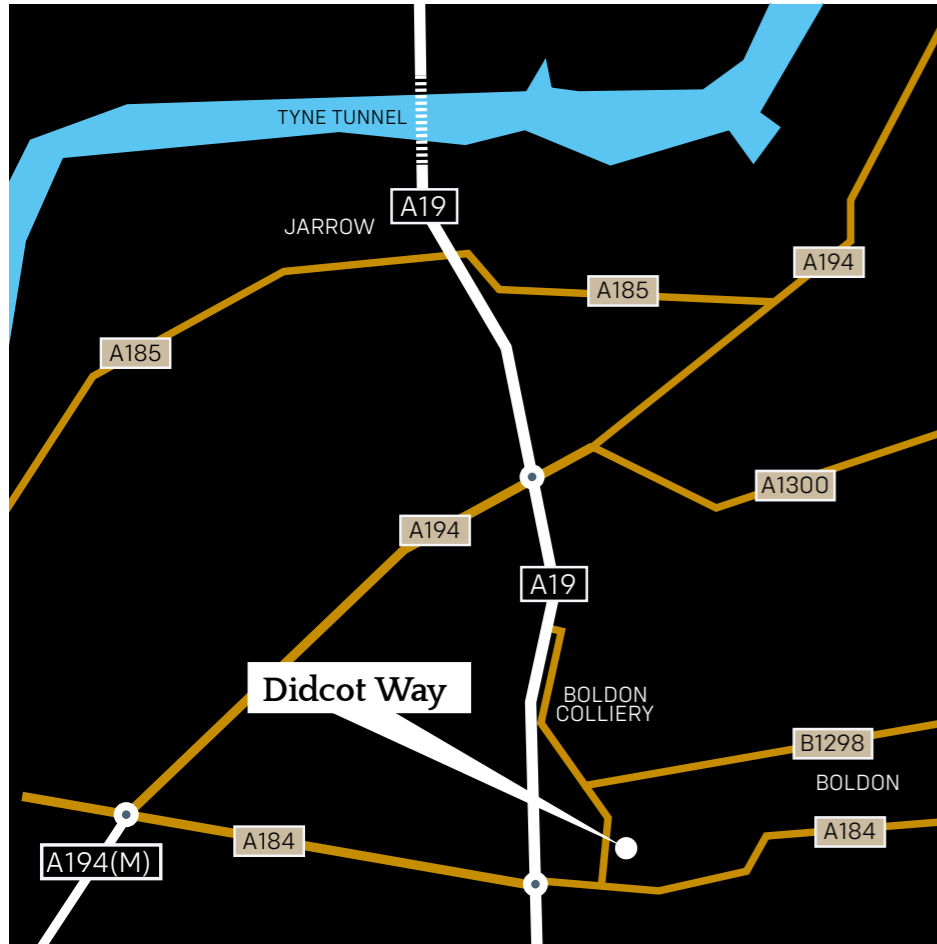
Offers are sought in excess of **£985,000 (Nine Hundred & Eighty Five Thousand Pounds)** exclusive of VAT, reflecting a **Net Initial Yield** of **6.98%** after allowing for purchaser's costs of 5.73%.

£985,000 reflects a **reversionary yield** of **8.21%** and a **low capital value** of **£80.59/ft²**.

Total Resource (UK) Ltd

Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD



Situation

The property is situated off Didcot Way on Boldon Business Park. Didcot Way connects with the A184 via Abingdon Way (B1298). Abingdon Way connects to the south with the A184, which in turn provides access to the A19 at the Testos Junction within 0.5 miles.

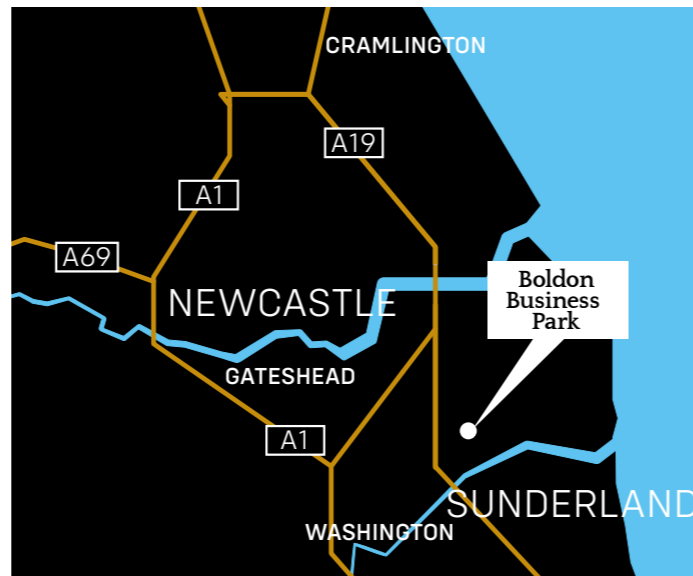
The property is located to the south east of the estate with surrounding occupiers including IDS, Trotec, Serck and NHC Group. A large majority of the tenants have been in situ on the estate for a significant period of time. Faltec occupied two units which are now going to be refurbished by the landlord (UK Land Estates). Once completed any new letting will set a new rental tone for the location.

Location

Boldon Business Park is a well established and popular estate strategically located adjacent to the A19/A184 Testos junction circa 6 miles north of Sunderland, 8 miles west of Newcastle upon Tyne and less than 4 miles south of the Tyne Tunnel.

Nissan's car manufacturing plant is located less than 3 miles to the south together with the International Advanced Manufacturing Park (IAMP) and Envisions upcoming gigafactory development.

Boldon Business Park boasts a range of amenities including fast food restaurants, hotel, cinema, Asda supermarket and petrol fitting station. Other well-established businesses including Hermes, Balfour Beattie, BMW, Nuby and Trotec. The estate also benefits from frequent bus services from the surrounding area.



Site Area

1.00 acres
Low site cover
of 28%

Total Resource (UK) Ltd

Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD



Total Resource (UK) Ltd

Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD

Description

The property comprises a modern semi-detached industrial / warehouse unit which was constructed in circa 1990.

The unit is of steel portal frame construction with brick / blockwork walls to dado level. The roof is of insulated sheeting incorporating translucent roof lights. Internally the warehouse area has a concrete floor and an eaves height of approximately 5.46m, extending to 7.9m at the apex.

The property is served by a roller shutter door to an external yard area. There is a separate entrance to a car park at the front of the unit, which can accommodate approximately 27 cars.



For indicative purposes only



Accommodation

The property provides Gross Internal Area (GIA) of 1,135.46 m² (12,222 ft²).

Site

The site extends to 1.00 acres which shows a very low site coverage of 28%.

Tenure

Freehold

Tenancy

The property is let to Total Resources (UK) Limited on a 10 year lease with effect from 15th May 2018 expiring 14 May 2028 at a rent of £72,721 per annum.

The rent is reviewed 5 yearly on an upward only basis on an Open Market basis. The property is let on Full Repairing and Insuring (FRI) terms and there is c. 2 years unexpired on the lease.

The subject property serves as the firms UK Head Office and they have been in situ for over 10 years.



Total Resource (UK) Ltd

Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD

Covenant

Total Resources (UK) Limited (Co No. 09146344)

Total Resources deliver comprehensive temporary traffic, highway and event management solutions – including design, implementation, management and equipment provision. They operate 24/7 across the UK, adhering to Highways Sector Schemes and ensuring quality, safety, and professionalism across all of their services. They are market leading experts in traffic and event management for over 35 years.

With 150+ vehicles, 200+ team members and 1000+ traffic lights, they provide all associated highway requirements – including traffic management, event management road planning, resurfacing and marking – to contractors, local authorities, large event venues and commercial firms. They hold contracts with the likes of Newcastle, Northumberland and Wakefield Council and work with Yorkshire Water, NWG and Northern Gas Networks.

<https://totalresources.co.uk/>

Recent financial highlights are outlined below:

	2024	2023	2022	2021
Turnover	£11,706,453	£12,961,779	£18,172,132	£13,440,122
Pre Tax Profit	-£803,026	-£68,286	-£948,133	£1,366,504
Shareholder's Funds	£1,758,108	£2,384,977	£2,447,516	£3,182,648

Total Resources (UK) Limited are rated as 51 / B by Creditsafe indicating 'low risk'.

EPC

D (98).

DATA ROOM

Access can be provided to seriously interested parties on request.

VAT

We understand the property is elected for VAT and it is envisaged that the transaction will be treated as a TOGC.

Anti-Money Laundering Regulations

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML due diligence for both the purchase and vendors (our client) involved in a transaction. As such, personal and / or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.



Total Resource (UK) Ltd

Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD

Proposal

Offers are sought in excess of **£985,000 (Nine Hundred & Eighty Five Thousand Pounds)** exclusive of VAT, reflecting a **Net Initial Yield** of **6.98%** after allowing for purchaser's costs of 5.73%.

£985,000 reflects a **reversionary yield** of **8.21%** and a **low capital value** of **£80.59/ft²**.

Viewing & Further Information

For further information, or to arrange inspections or access the data room, please contact sole agents:



Douglas Cranston MSc MRICS

m: 07525 100 920

e: douglas@htare.co.uk

Nick Atkinson MRICS

m: 07950 319 060

e: nick@htare.co.uk

Richard Scott BSc (Hons) MRICS

m: 07787 697 757

e: richard@htare.co.uk