



Mandale
Group

COMING SOON

24 HyBrid Units 2 storey at 1,550 sq ft each 15 Standard Industrial Units at 2,270 sq ft or larger

MANDALE PARK NE29 7SH, WALLSEND ROAD, PERCY MAIN, NORTH SHIELDS, NE29 7SH



MANDALE PARK NE29 7SH

WALLS END ROAD, PERCY MAIN, NORTH SHIELDS, NE29 7SH

LOCATION

Mandale Park NE29 is located just off Wallsend Road and is in close proximity to the A19 junction which abuts the well-established Tyne Tunnel Industrial Estate. Access to the estate is via the A193 which in turn provides direct access to the A19.

The estate provides over 2.5 million sq ft of industrial, business, and commercial space.

DESCRIPTION

The new estate comprises of 15 standard industrial units and each unit is 2,270 sq ft.

The units are finished to a very high standard. They are constructed from a steel frame and insulated cladded system, they have a high eaves height and electric roller shutter doors.

The units themselves are in groups of 3 so larger sizes can be provided in multiples of 2,270 sq ft.

There are also 24 hybrid units available which are a new concept in industrial units. They are of brick and block construction with a concrete tiled roof. They are 2-storey and comprise of a ground floor warehouse of 830 sq ft and a first-floor store or office which is 720 sq ft.

The properties have an electric roller shutter door, toilet and kitchen facilities and again the units are all finished to a very high standard.

TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

BUSINESS RATES

It is our estimation that the properties will be rates free subject to the quantity of units taken. However, it is recommended that each potential tenant makes their own enquiries before proceeding.

SERVICES

The properties will all have electric, water and BT. All separately metered.

VAT

All figures quoted are exclusive of VAT which will be applied.

EPC

To be provided upon completion of each unit.

RESERVATION

Contact us today for further information and to reserve a property.



MANDALE PARK NE29 7SH

WALLS END ROAD, PERCY MAIN, NORTH SHIELDS, NE29 7SH

HYBRID UNITS

ACCOMMODATION

UNIT	GROUND SQ FT	FIRST SQ FT	No OF FLOORS	ANNUAL INSURANCE	SERVICE CHARGE	ANNUAL RENT
1	830	720	2	£295	£445	£16,000
2	830	720	2	£295	£445	£16,000
3	830	720	2	£295	£445	£16,000
4	830	720	2	£295	£445	£16,000
5	830	720	2	£295	£445	£16,000
6	830	720	2	£295	£445	£16,000
7	830	720	2	£295	£445	£16,000
8	830	720	2	£295	£445	£16,000
9	830	720	2	£295	£445	£16,000
10	830	720	2	£295	£445	£16,000
11	830	720	2	£295	£445	£16,000
12	830	720	2	£295	£445	£16,000
14	830	720	2	£295	£445	£16,000
15	830	720	2	£295	£445	£16,000
16	830	720	2	£295	£445	£16,000
17	830	720	2	£295	£445	£16,000
18	830	720	2	£295	£445	£16,000
19	830	720	2	£295	£445	£16,000
20	830	720	2	£295	£445	£16,000
21	830	720	2	£295	£445	£16,000
22	830	720	2	£295	£445	£16,000
23	830	720	2	£295	£445	£16,000
24	830	720	2	£295	£445	£16,000
25	830	720	2	£295	£445	£16,000

INDUSTRIAL UNITS

ACCOMMODATION

UNIT	GROUND SQ FT	FIRST SQ FT	No OF FLOORS	ANNUAL INSURANCE	SERVICE CHARGE	ANNUAL RENT
26	2,270	None	1	£445	£680	£18,000
27	2,270	None	1	£445	£680	£18,000
28	2,270	None	1	£445	£680	£18,000
29	2,270	None	1	£445	£680	£18,000
30	2,270	None	1	£445	£680	£18,000
31	2,270	None	1	£445	£680	£18,000
32	2,270	None	1	£445	£680	£18,000
33	2,270	None	1	£445	£680	£18,000
34	2,270	None	1	£445	£680	£18,000
35	2,270	None	1	£445	£680	£18,000
36	2,270	None	1	£445	£680	£18,000
37	2,270	None	1	£445	£680	£18,000
38	2,270	None	1	£445	£680	£18,000
39	2,270	None	1	£445	£680	£18,000
40	2,270	None	1	£445	£680	£18,000

MANDALE PARK NE29 7SH

WALLS END ROAD, PERCY MAIN, NORTH SHIELDS, NE29



Hybrid Units - First Floor



Hybrid Units - Ground Floor



Industrial Units - Internal



Industrial Units - External





VIEWING

Mandale

Joe Darragh
T: 07973 908 599
E: joe@mandale.com

HTA Real Estate

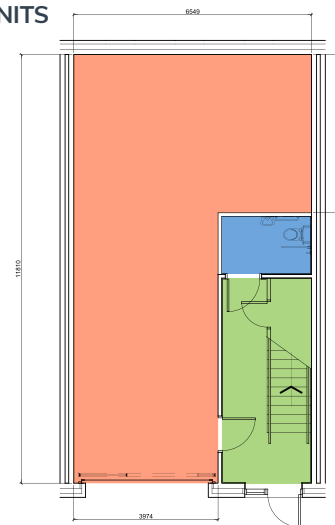
Nick Atkinson
T: 07950 319 060
E: nick@htare.co.uk

Graham S Hall

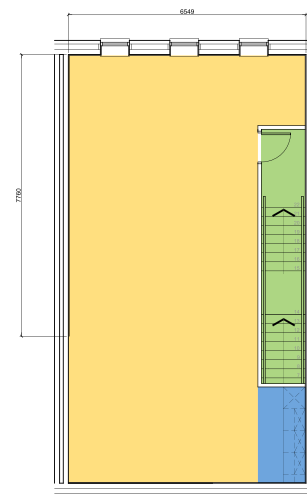
Daryl Carr
T: 0191 731 8660
E: daryl@grahamshall.com



HYBRID UNITS

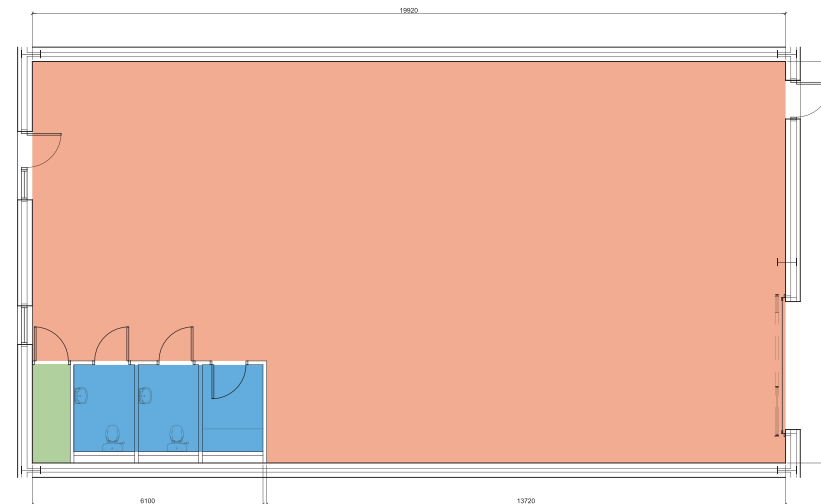


GROUND FLOOR PLAN



FIRST FLOOR PLAN

INDUSTRIAL UNITS



01642 605 514



IMPORTANT NOTICE: These details were compiled August 2021 and whilst every reasonable effort has been made by Mandale Business, HTA Real Estate and Graham S Hall to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Mandale Business, HTA Real Estate and Graham S Hall nor their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business, HTA Real Estate and Graham S Hall or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer, lessee must satisfy himself by inspection or otherwise as to the correctness of any information given

Designed and produced by Architype | 07793 764 767 | architypecreative.com | Ref: 0894