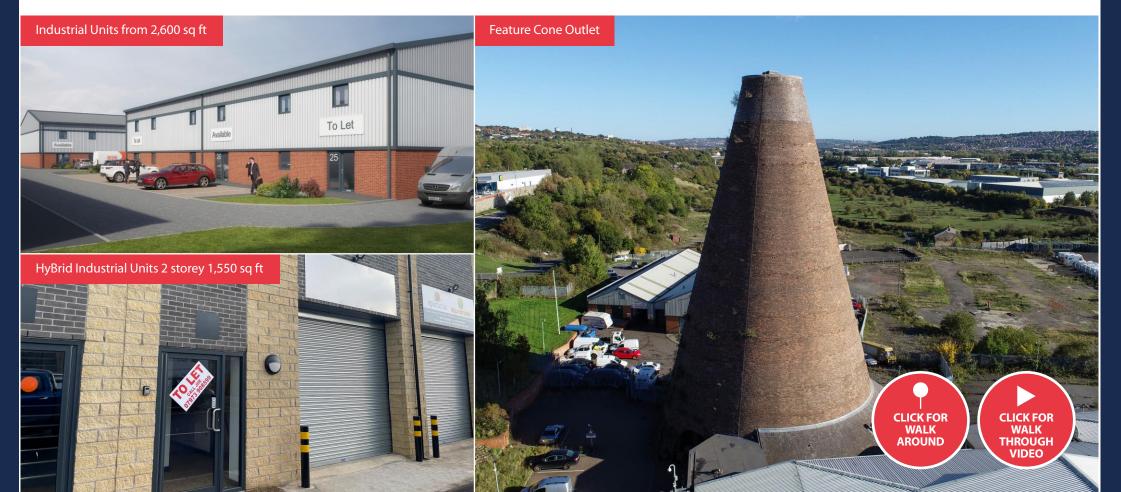


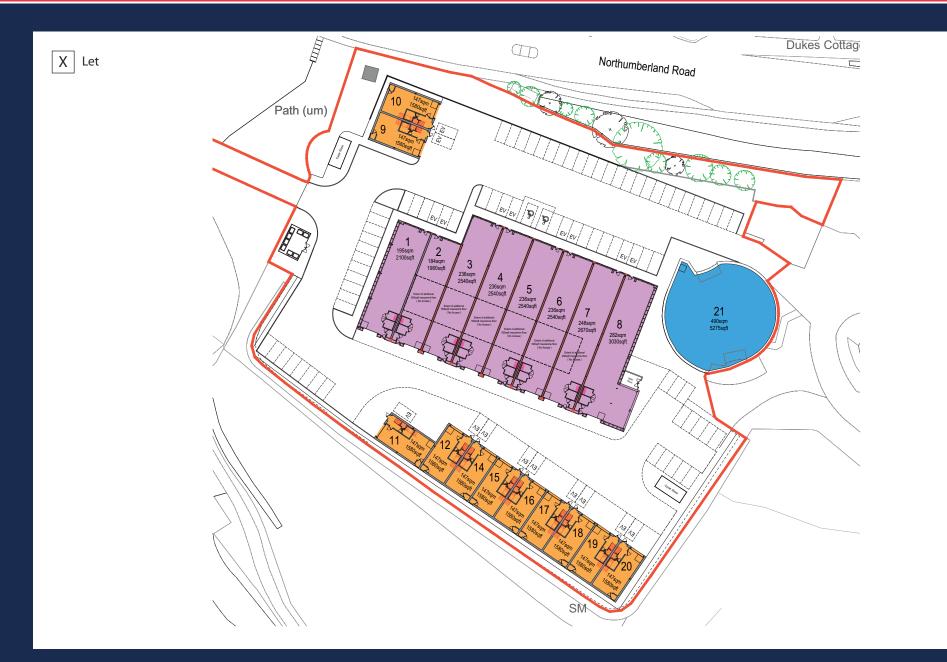
# Available To Let 8 x Industrial Units 11 x 2 Storey HyBrid Units / Feature Cone Outlet

# MANDALE PARK NE15, LEMINGTON, NEWCASTLE UPON TYNE, NE15 8SX



# Mandale Park NE15

LEMINGTON, NEWCASTLE UPON TYNE, NE15 8SX



# Mandale Park NE15 LEMINGTON, NEWCASTLE UPON TYNE, NE15 85X

## LOCATION

Mandale Business Park is situated in Lemington just outside of Newcastle and located approximately 6.5 miles from Gateshead. The business park is accessed directly off the A6085 with excellent access to the A1.

## HISTORY

The business park was the former Lemington Glass Works and still houses one of the original cone buildings which is steeped in history and is listed. It remains today one of the main Landmarks of Lemington.

The Lemington Cone stands 130 feet high and is classified as a Grade II\* Listed Building. It was rumoured to be the largest glass cone ever built, using over 1.5 million bricks in its construction. It is only one of four surviving glass cones in this country.

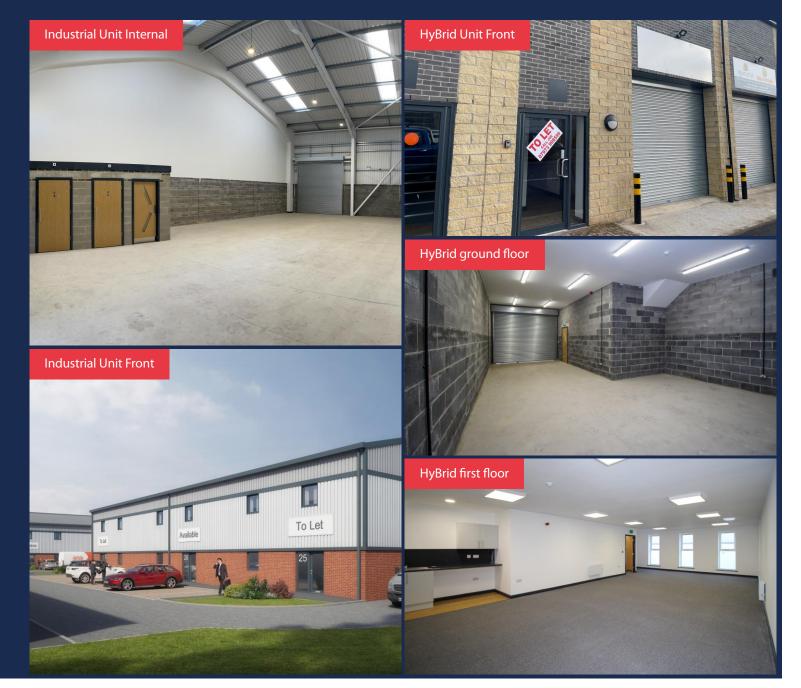
The Ground Floor is fitted out to a very high standard and can be leased for a number of uses .

# PROPOSAL

Mandale Business Park will comprise of 8 standard industrial units, 9 x 2 storey HyBrid industrial units and the main focal point of the scheme, the large cone which is a 2,500 sq ft outlet suitable for various uses.

# USEFUL DISTANCES

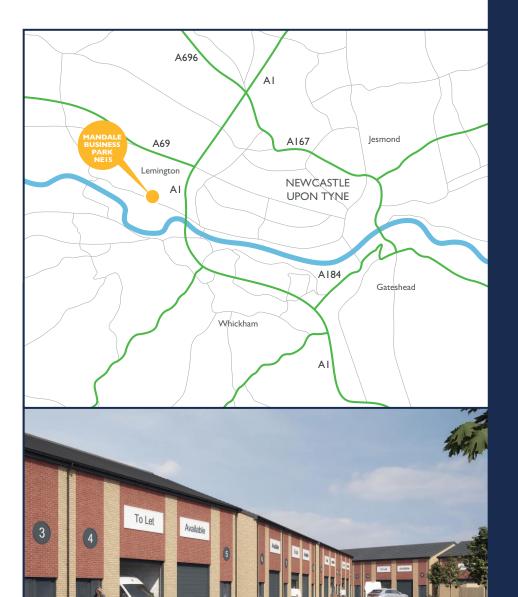
Newcastle Airport	7 miles
Darlington	39 miles
Leeds	109 miles
Edinburg	121 miles
Teesside Airport	54 miles



# Mandale Park NE15 LEMINGTON, NEWCASTLE UPON TYNE, NE15 85X

## ACCOMMODATION

UNIT NO	Туре	Unit Sq Ft	Floors	Annual Rent	Serv Charge	Insurance	Notes	Availability
1	Standard Unit	2,230	1	22,300.00 + VAT	670.00 + VAT	440.00 + VAT	-	
2	Standard Unit	2,050	1	20,500.00 + VAT	615.00 + VAT	410.00 + VAT	Part 1st Floor FOC – 500 sq ft	
3	Standard Unit	2,640	1	26,600.00 + VAT	790.00 + VAT	525.00 + VAT	Part 1st Floor FOC – 500 sq ft	
4	Standard Unit	2,640	1	26,400.00 + VAT	790.00 + VAT	525.00 + VAT	Part 1st Floor FOC – 500 sq ft	
5	Standard Unit	2,640	1	26,400.00 + VAT	790.00 + VAT	525.00 + VAT	Part 1st Floor FOC – 500 sq ft	
6	Standard Unit	2,640	1	26,400.00 + VAT	790.00 + VAT	525.00 + VAT	Part 1st Floor FOC – 500 sq ft	
7	Standard Unit	2,640	1	26,400.00 + VAT	790.00 + VAT	525.00 + VAT	Part 1st Floor FOC – 500 sq ft	
8	Standard Unit	3,030	1	30,000.00 + VAT	810.00 + VAT	540.00 + VAT	Part 1st Floor FOC – 250 sq ft	
9	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
10	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
11	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
12	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
14	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
15	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
16	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
17	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
18	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
19	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
20	HyBrid Unit	1,550	2	16,000.00 + VAT	450.00 + VAT	300.00 + VAT	2 Floors	
21	Special Cone	2,500	1	30,000.00 + VAT	750.00 + VAT	500.00 + VAT	Feature Cone	



## TENURE

Units are available by way of new full repairing and insuring leases.

#### VAT

Applicable where required.

#### **BUSINESS RATES**

Please make your own enquiries to ensure you qualify.

### ENQUIRY DETAILS

#### VIEWING

HTA Real Estate Simon Hill T: 0191 245 3010 E: simon@htare.co.uk

Nick Atkinson T: 0191 245 3011 E: nick@htare.co.uk

Russell Taylor T: 0191 245 3012 E: russell@htare.co.uk

UNIT NO.	
SIZE	
RENT	
SERVICE	
INSURANCE	
NOTES	



IMPORTANT NOTICE: These details were compiled February 2023 and whilst every reasonable effort has been made by HTA Real Estate 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 steps to verify by independent inspection or information given about the property or its value, whether or not in these particulars (information) may be relied upon as a statement of representation or fact. HTA Real Estate nor their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of HTA Real Estate the seller / lessor. (ii) Any photes show only certain parts of the property at the time they were taken. Any areas, measurement 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. Isseements that property is not astatement 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.