

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

Industrial Units from 2,600 sq ft



Feature Cone Outlet



HyBrid Industrial Units 2 storey 1,550 sq ft



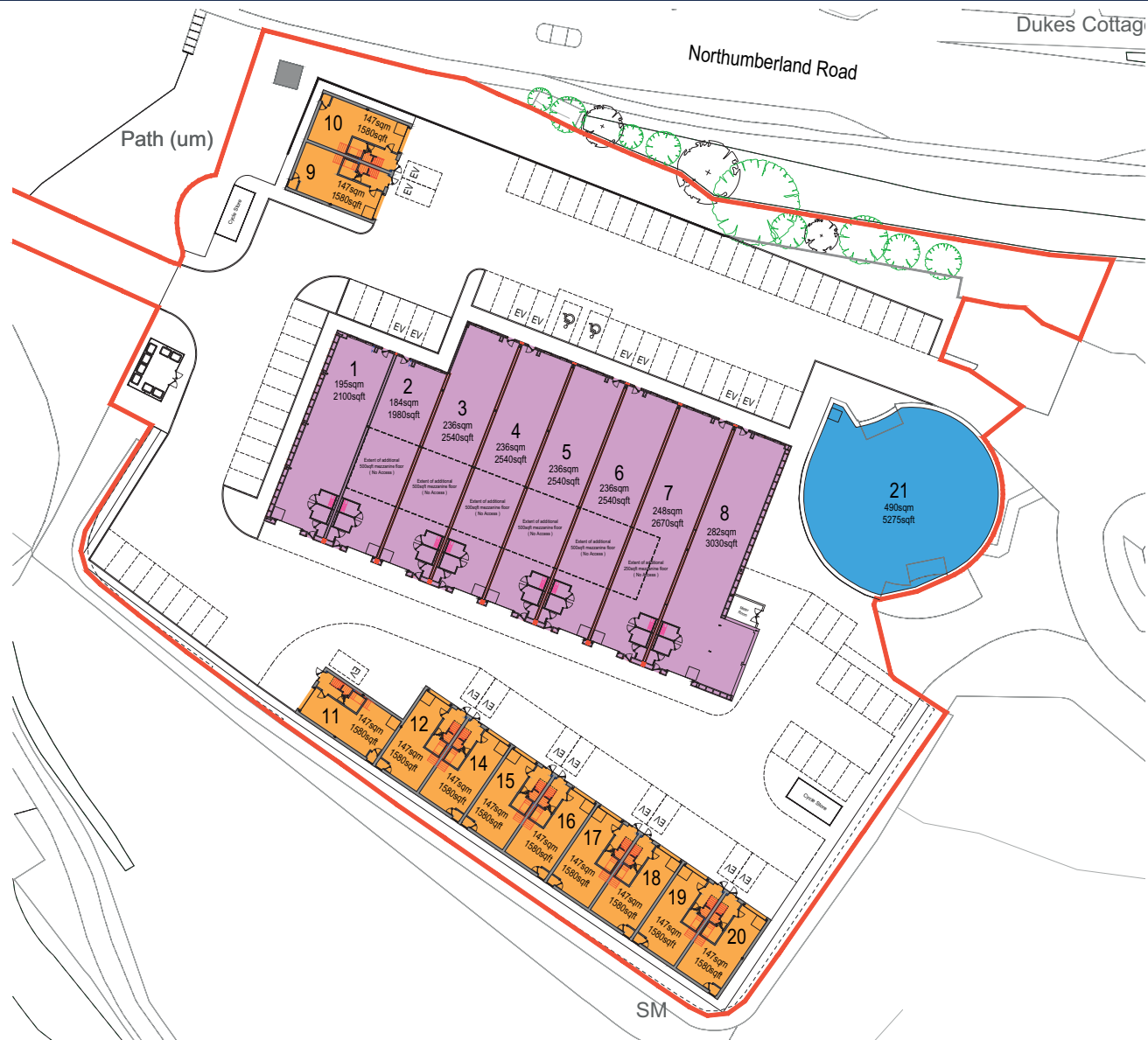
CLICK FOR
WALK
AROUND

CLICK FOR
WALK
THROUGH
VIDEO

Mandale Park NE15

LEMINGTON, NEWCASTLE UPON TYNE, NE15 8SX

X Let



Mandale Park NE15

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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

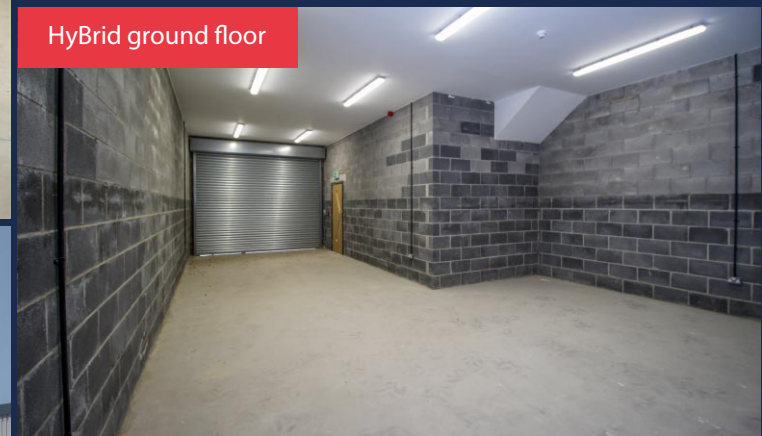
Industrial Unit Internal



HyBrid Unit Front



HyBrid ground floor



HyBrid first floor



Industrial Unit Front



Mandale Park NE15

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ACCOMMODATION

UNIT NO	Type	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.

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
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ENQUIRY DETAILS

UNIT NO.	
SIZE	
RENT	
SERVICE	
INSURANCE	
NOTES	