

8 HyBrid Units

2 Storey at 1,550 sq ft each

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



Mandale Park NE29

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 8 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 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 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

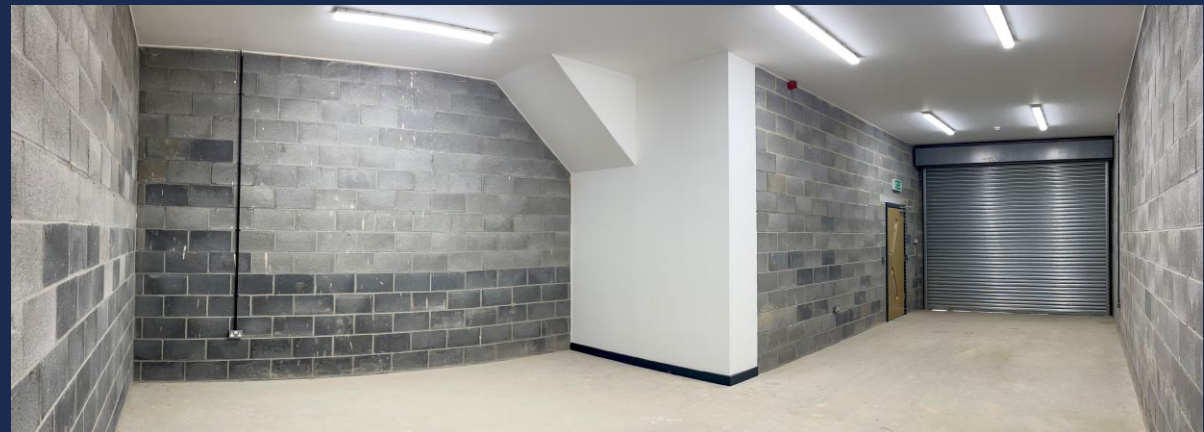
All figures quoted are exclusive of VAT which will be applied.

EPC

To be provided upon completion of each unit.

RESERVATION

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



Mandale Park NE29

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HYBRID UNITS

ACCOMMODATION

Unit	Ground Sq Ft	First Sq Ft	No of Floors	Annual Insurance	Service Charge	Annual Rent	Availability
18	830	720	2	£295	£445	£18,000	
19	830	720	2	£295	£445	£18,000	
20	830	720	2	£295	£445	£18,000	
21	830	720	2	£295	£445	£18,000	
22	830	720	2	£295	£445	£18,000	
23	830	720	2	£295	£445	£18,000	
24	830	720	2	£295	£445	£18,000	
25	830	720	2	£295	£445	£18,000	



First Floor



Ground Floor

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 Hybrid (Available Now)

 Hybrid (Coming Soon)

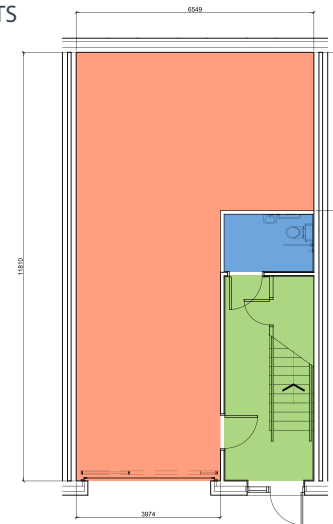
 Industrial

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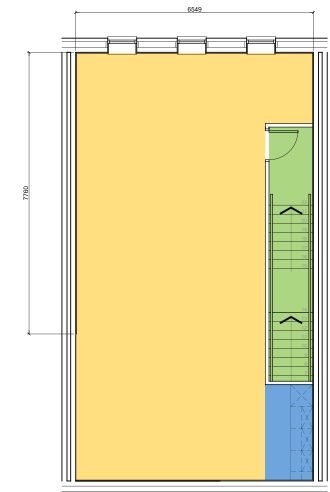




HYBRID UNITS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VIEWING

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

Robert Harriman
T: 07739 326 759
E: rob.harriman@mandale.com



01642 605 514

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