

# THE CONE

A unique 3,340 sq. ft.  
business outlet + secured yard

AVAILABLE  
NOW TO  
LET!



MANDALE PARK

# NE15

PHASE 2

LEMINGTON,  
NEWCASTLE UPON TYNE, NE15 8SX



Mandale  
Group

MANDALE PARK

# NE15

## THE CONE

LEMINGTON ROAD,  
NEWCASTLE UPON TYNE,  
NE15 8SX



VIEW OUR  
VIRTUAL TOUR



The site takes residence at the former Lemington Glassworks and still houses its original iconic cone building.

Steeped in a 200 year history, this Grade II listed building stands 130ft high and is rumoured to be the largest glass cone ever built, using over one million bricks in its construction. The famous Lemington landmark is only one of four surviving glass cones remaining in the country.

The historic cone is set to have a complete overhaul, delivering an impressive 3,340 sq. ft. outlet with a 5,150 sq. ft. secured yard. Being the tallest building in Lemington, it will be a fantastic opportunity for all trades.

### HISTORY

The glassworks site was leased from the Duke of Northumberland by a group of local businessmen under the name of the Northumberland Glass Company in 1787.

They owned the flat glass producing site until 1837 when three of the glass houses were demolished, leaving behind the now famous cone. From 1833 until 1845 the works were operated by Joseph Lamb and Company, but the glass trading industry hit an unfortunate depression halting full scale operations until around 1898 when the famous glassmaking firm of George Sowerby & Sons took ownership and trade recommenced.

### USEFUL DISTANCES

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



TYPE	CONE SQ. FT.	SECURED YARD SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES	AVAILABILITY
CONE & SECURED YARD	3,340	5,150	1	£40,000 + VAT	£1,336	£900		





- Restoration of the cone has allowed for the building to be returned to its former glory
- Where required the brickwork has been repointed
- New double-glazed entrance feature installed
- New bathroom and kitchen facilities designed to DDA standards
- Large rear electrically operated roller shutter door allows for easy loading
- A brand new power floated concrete floor
- A steel rear fire escape door
- Large yard (5,150 sq. ft.) with a set of double gates for security
- The existing wooden ceiling has been retained
- Services supplied include water, BT and 3 phase electric
- Ample free car parking
- 24 hour security

MANDALE PARK

# NE15

## THE CONE

LEMINGTON ROAD,  
NEWCASTLE UPON TYNE,  
NE15 8SX



VIEW OUR  
VIRTUAL TOUR

htare.co.uk  
0191 245 1234

**HTA**  
REAL ESTATE

**0191 245 1234**

www.htare.co.uk

For details contact:

**Nick Atkinson MRICS**

Office: 0191 245 1234

Direct: 0191 245 3011

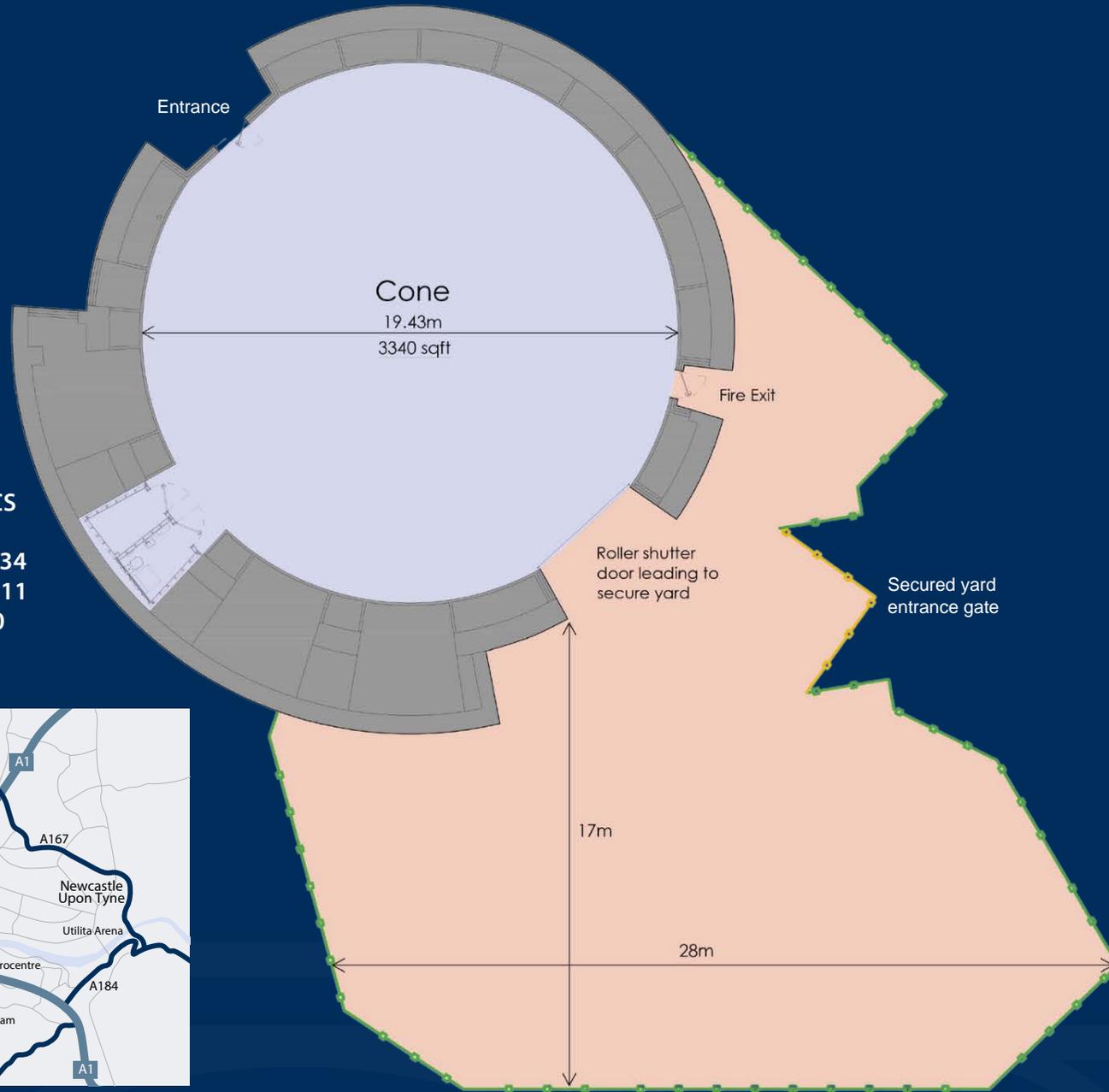
Mob: 07950 319060

[nick@htare.co.uk](mailto:nick@htare.co.uk)



MANDALE PARK

# NE15



**IMPORTANT NOTICE:** These details were compiled June 2023 and whilst every reasonable effort has been made by Mandale Business 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 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 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.