

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

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LEMINGTON ROAD,
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NE15 8SX



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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 fires 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

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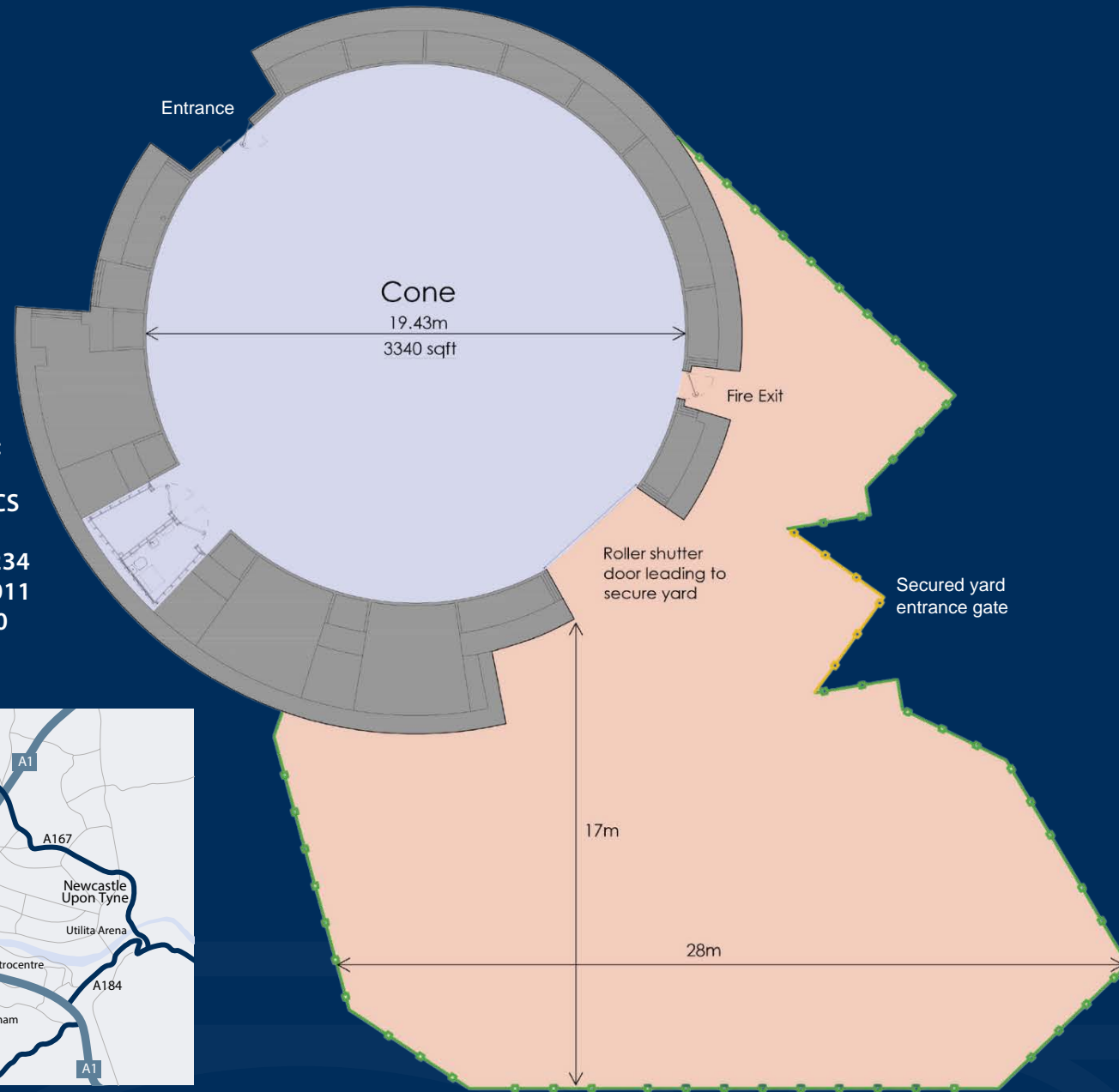
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