

TO LET NEW INDUSTRIAL UNITS

2,640 - 3,030 sq. ft.

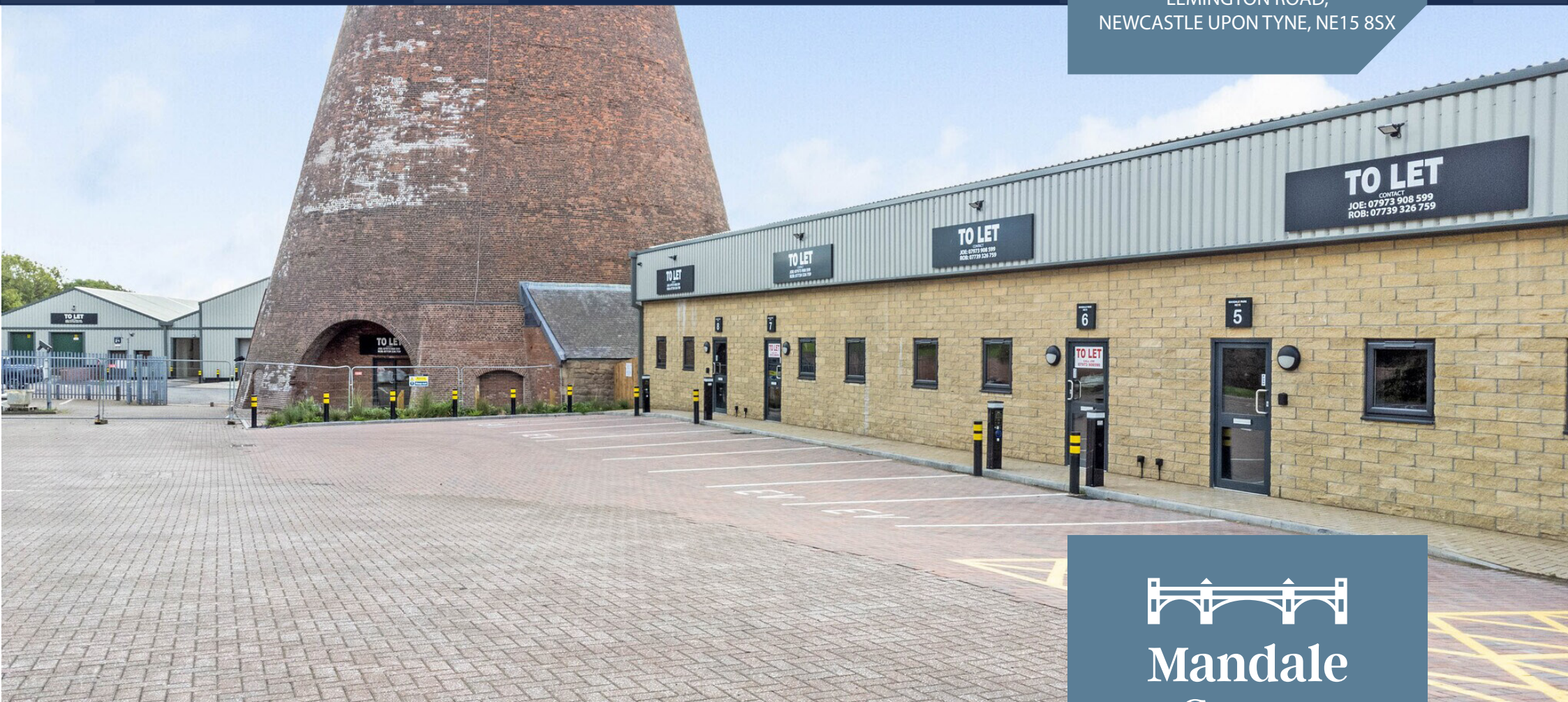
A flexible workspace to suit your business needs

MANDALE PARK

NE15

PHASE 1

LEMINGTON ROAD,
NEWCASTLE UPON TYNE, NE15 8SX

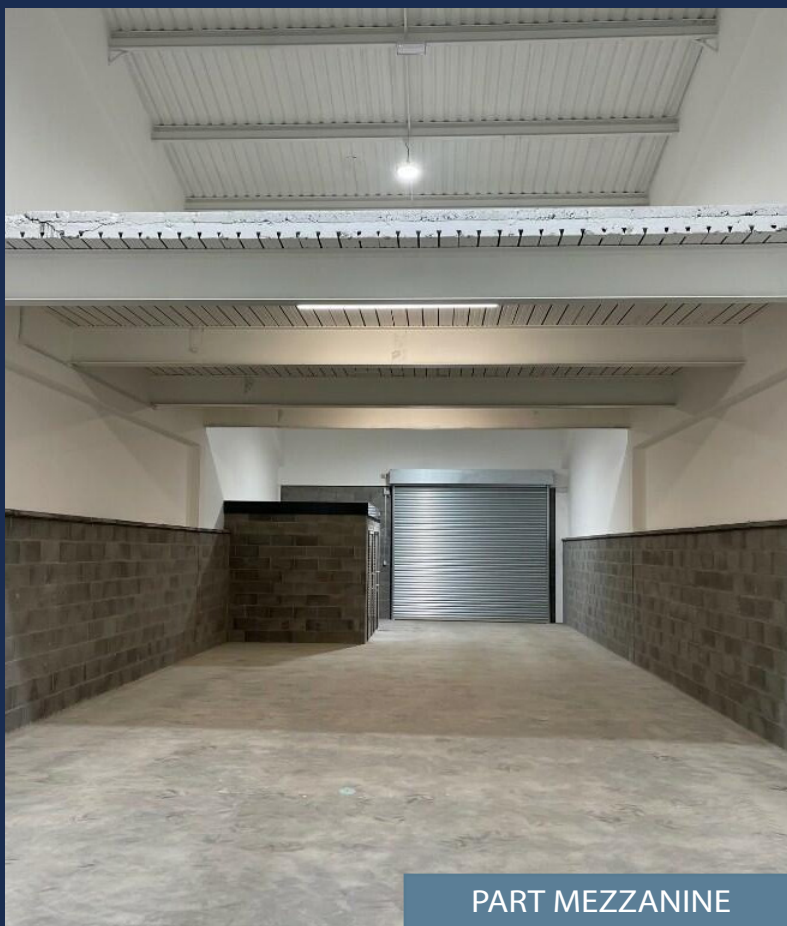


Mandale
Group

MANDALE PARK

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PART MEZZANINE

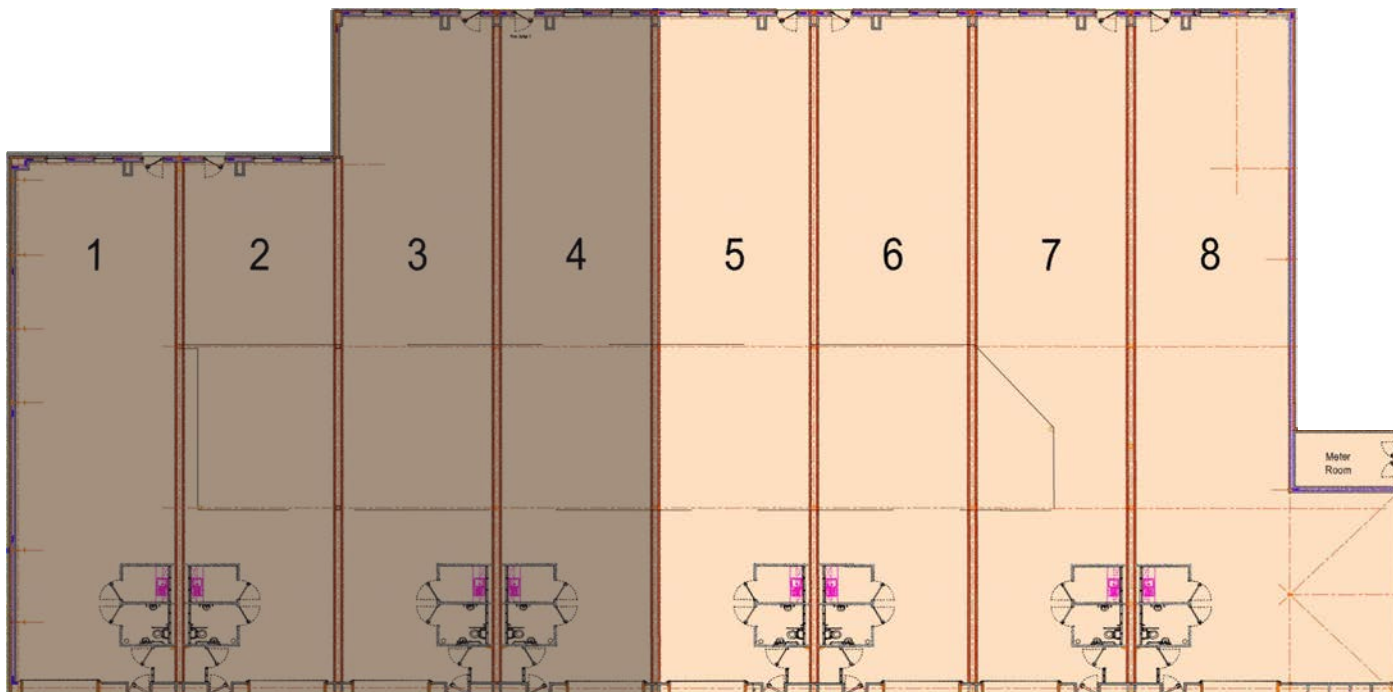
ELECTRIC ROLLER SHUTTER



SKIP BAYS



UNIT	TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES	AVAILABILITY
1	STANDARD UNIT	2,230	1	£22,300 + VAT	£670+ VAT	£440 + VAT		Let
2	STANDARD UNIT	2,050	1	£20,500 + VAT	£615 + VAT	£410 + VAT	Part 1st floor FOC - 500 sq. ft.	Let
3	STANDARD UNIT	2,640	1	£26,600 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 500 sq. ft.	Let
4	STANDARD UNIT	2,640	1	£26,400 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 500 sq. ft.	Let
5	STANDARD UNIT	2,640	1	£26,400 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 500 sq. ft.	
6	STANDARD UNIT	2,640	1	£26,400 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 500 sq. ft.	
7	STANDARD UNIT	2,640	1	£26,400 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 250 sq. ft.	
8	STANDARD UNIT	3,030	1	£30,000 + VAT	£810 + VAT	£540 + VAT		



THE DEVELOPMENT

Units 1 - 8 are fantastic industrial/workshop units ranging from 2,050 sq. ft. to 3,030 sq. ft.

The units will have an electric roller shutter door, 24 hour monitored CCTV, ample free parking and wc/kitchen facilities.

LOCATION

Mandale Park NE15 is situated in Lemington, just outside of Newcastle upon Tyne, approximately 6.5 miles from Gateshead.

The business park is accessed directly off the A6085 with excellent access to the A1.

HISTORY

Our new business park sits on a development steeped in a rich history dating back to the industrial age.

Opened in 1787, and spanning nearly 200 years of production, Lemington Glass Works is an iconic local site featuring one of only four surviving glass making cone buildings in the country

The bulk of the site was demolished in 1997 with the cone being the only remaining structure. Under our new ownership, we are restoring this unique development back into a busy hive of workspaces, bringing jobs and businesses back to Lemington.



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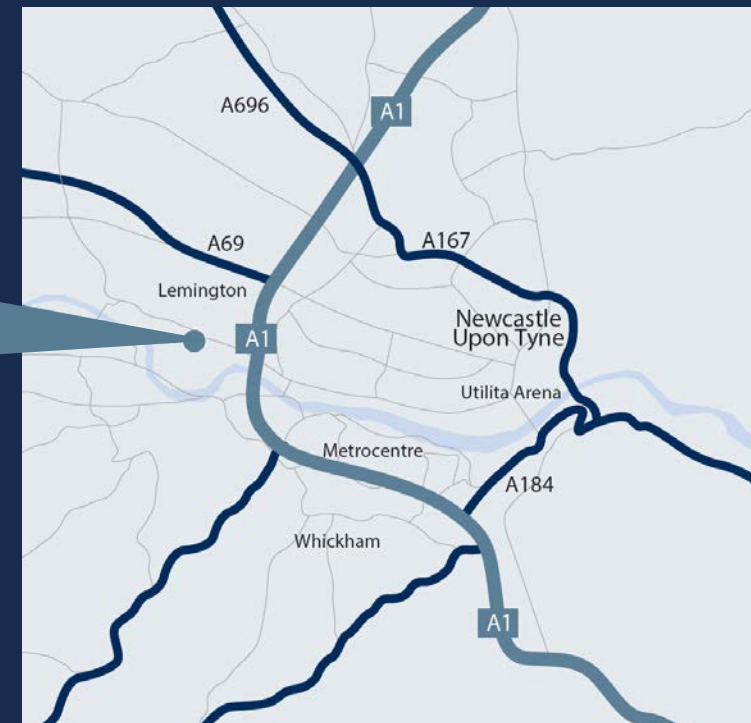
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NE15



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