

5 INDUSTRIAL UNITS OF VARIOUS SIZES (3 with secure yards)

AVAILABLE
TO LET

MANDALE PARK

NE15
PHASE 2

LEMINGTON,
NEWCASTLE UPON TYNE, NE15 8SX



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LOCATION

Mandale Business Park NE15 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

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.

PROPOSAL

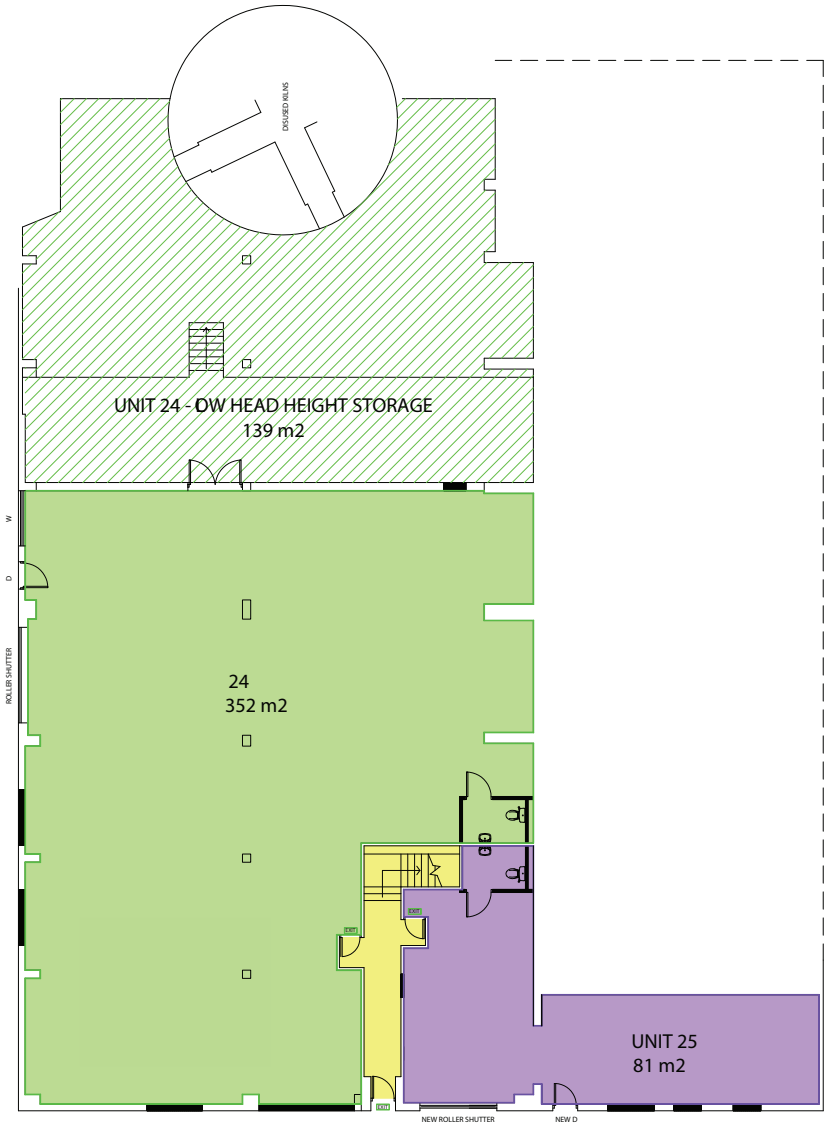
We have renovated an existing building, and from it, have constructed 5 high quality industrial units. The perfect space for your business needs.

USEFUL DISTANCES

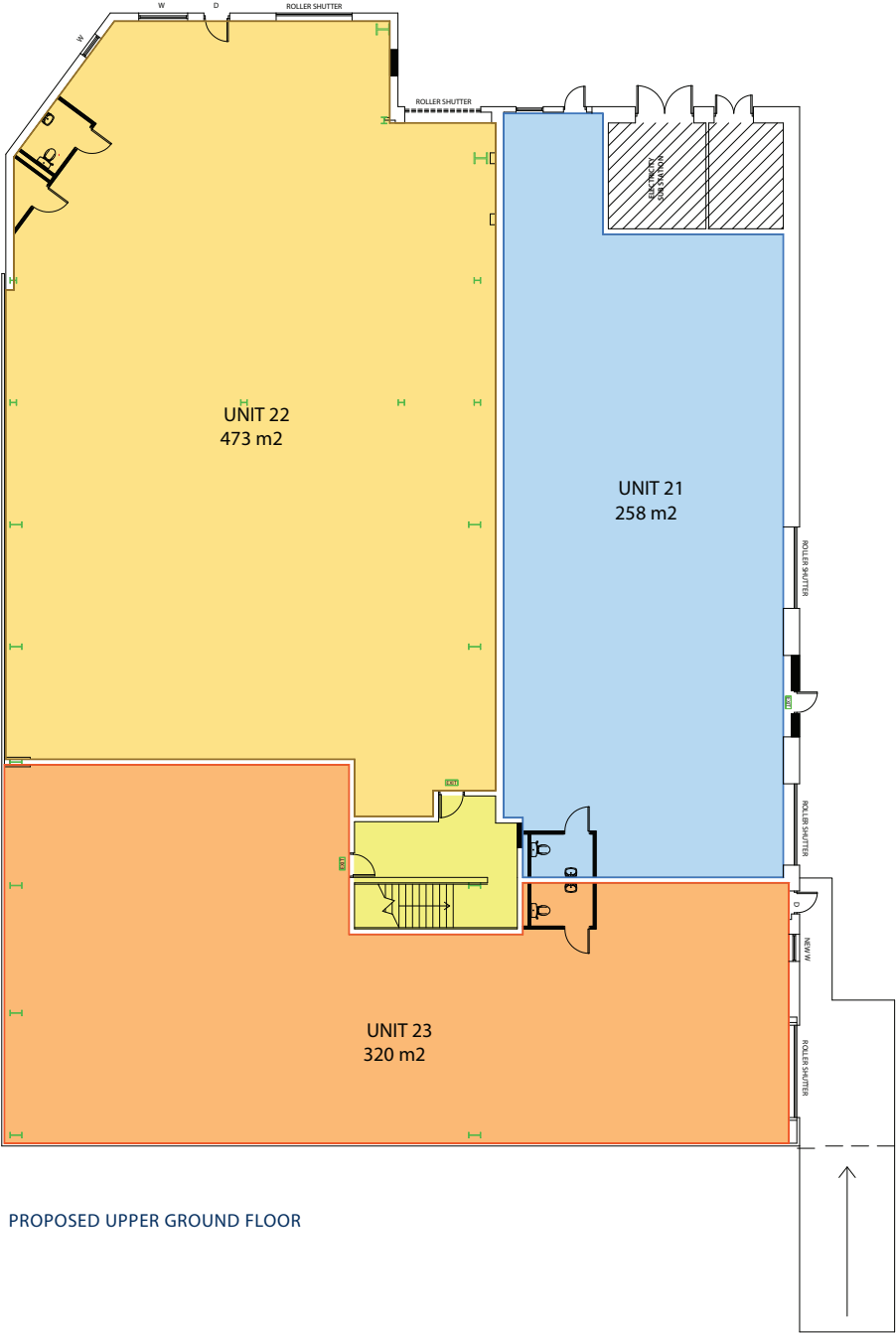
Newcastle Airport	7 miles
Darlington	39 miles
Leeds	109 miles
Edinburgh	121 miles
Teesside Airport	54 miles



UNIT	LOCATION	UNIT SQ FT	FLOORS	ANNUAL RENT	SERVICE CHARGE	ANNUAL INSURANCE	NOTES	AVAILABILITY
21	GROUND	2,777	1	£27,700 + VAT	£1,100 + VAT	£555 + VAT	SECURED YARD	
22	GROUND	5,091	1	£50,000 + VAT	£2,000 + VAT	£1,000 + VAT	-	
23	GROUND	3,444	1	£34,500 + VAT	£1,300 + VAT	£700 + VAT	SECURED YARD	
24	LOWER GROUND	3,788	1	£40,000 + VAT	£1,500 + VAT	£750 + VAT	RESTRICTED HEIGHT STORE - 1,500 sq. ft.	
25	LOWER GROUND	871	1	£10,000 + VAT	£350 + VAT	£175 + VAT	SECURED YARD	
				£162,200 + VAT				



PROPOSED LOWER GROUND FLOOR



PROPOSED UPPER GROUND FLOOR

MANDALE PARK

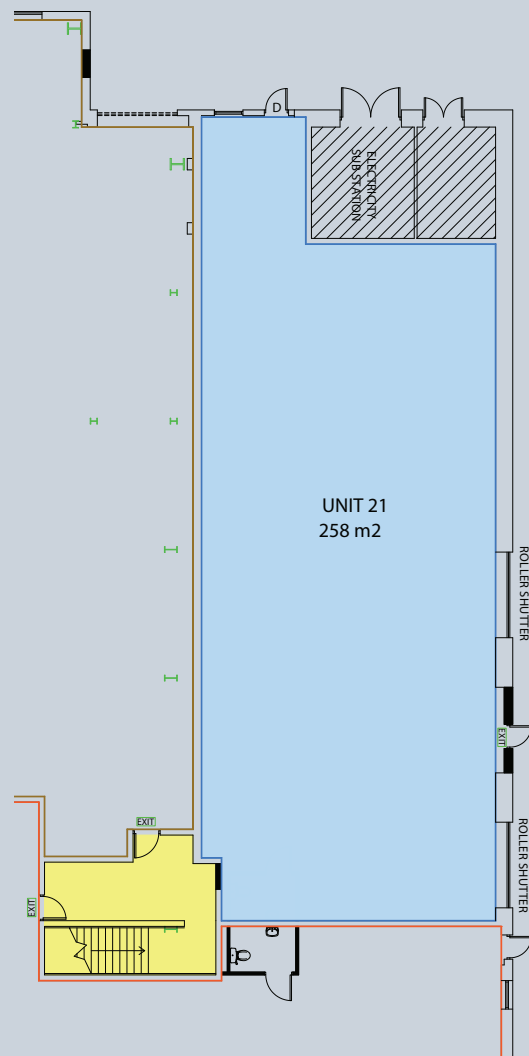
NE15 PHASE 2

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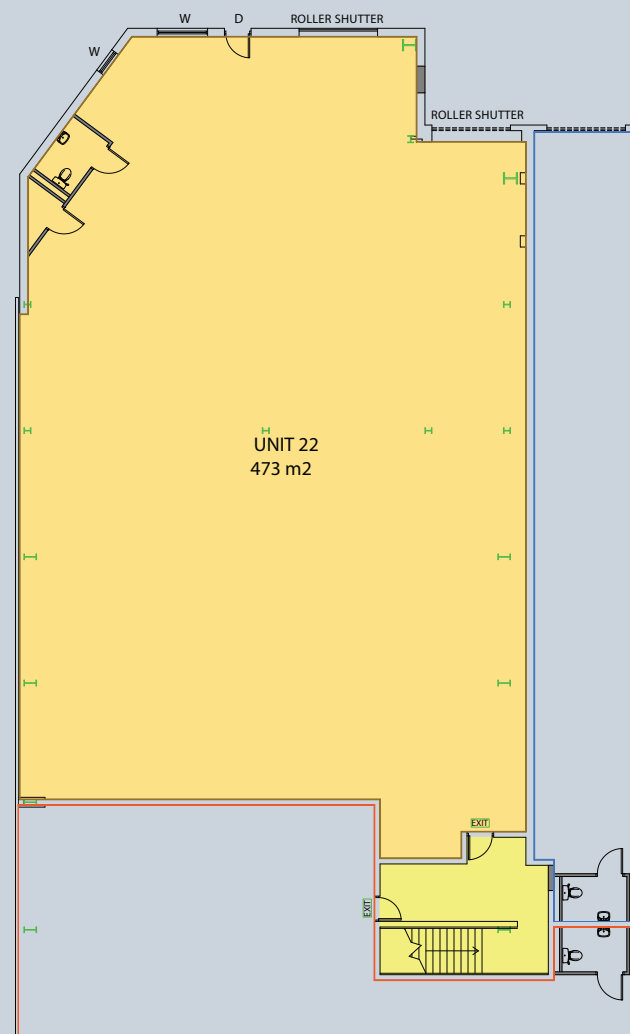
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UNIT 21



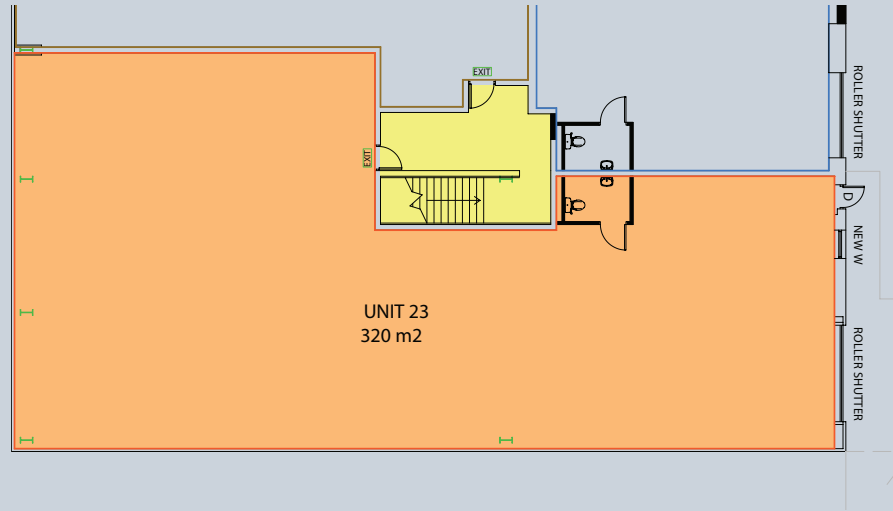
UNIT 21
258 m2

UNIT 22

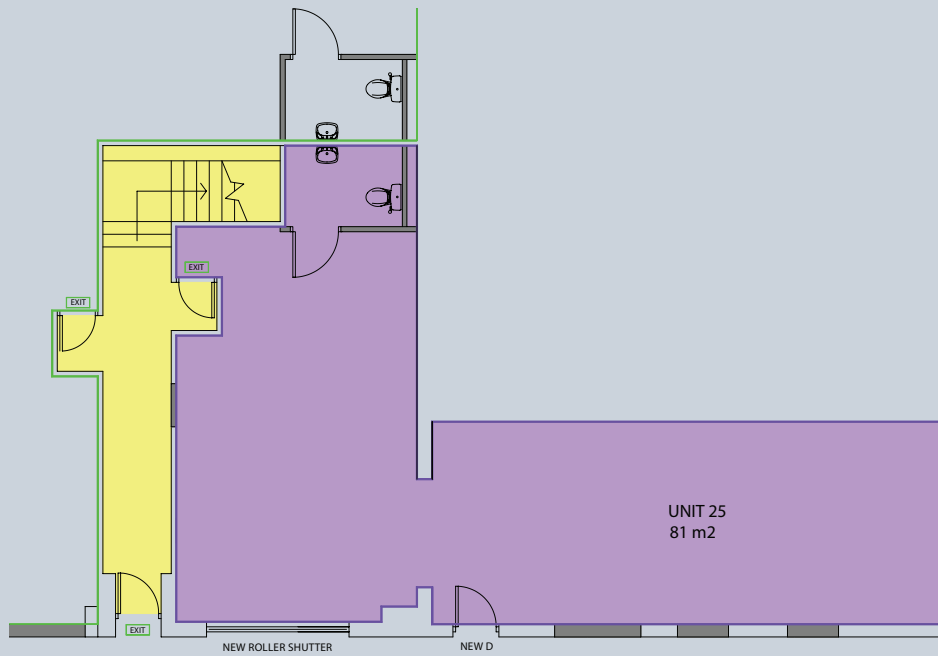


UNIT 22
473 m2

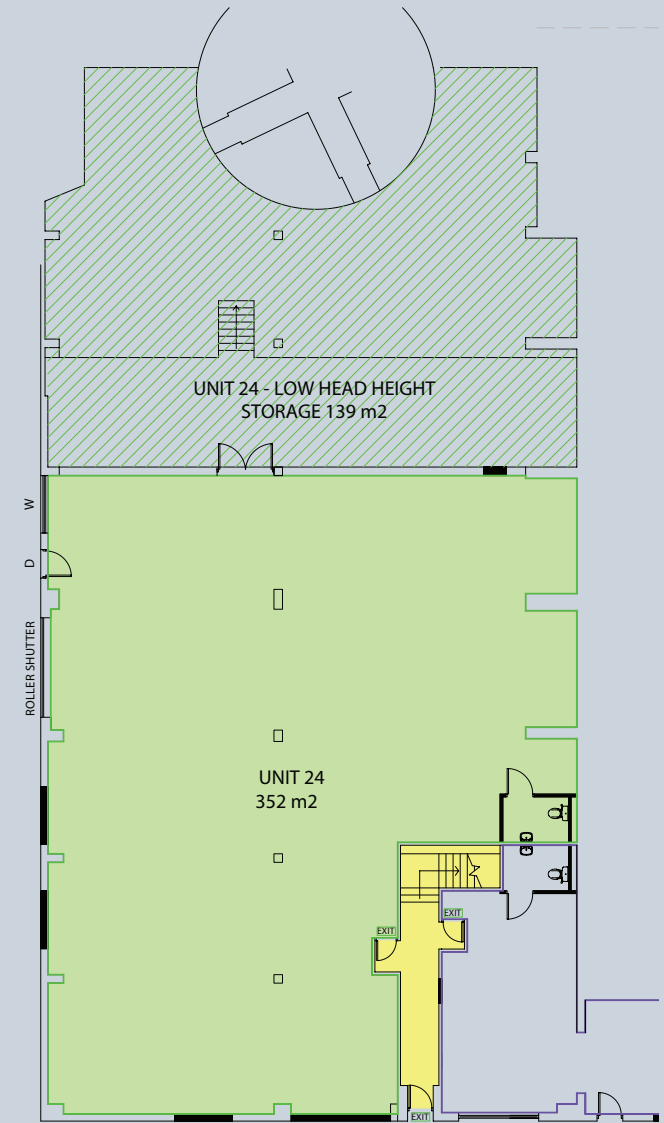
UNIT 23



UNIT 25



UNIT 24



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Gas Governor

NEW HARD STANDING

Glass Works
Business Units

UPPER LEVEL ACCESS

Diagram illustrating a road layout with a 'LOWER GROUND ACCESS' point. The road is shown with dashed lines indicating lane boundaries. A red arrow points to a specific location on the road, labeled 'LOWER GROUND ACCESS'.

Diagram illustrating a proposed lower ground access point. A red arrow points to a green square on a grey path, labeled "LOWER GROUND ACCESS". The path is adjacent to a green area with small grey dots, representing a lawn or garden. A yellow area is visible in the top left corner, labeled "UNIT 23 315 sq ft".

LOWER LEVEL UNITS

SUBST

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For details contact:

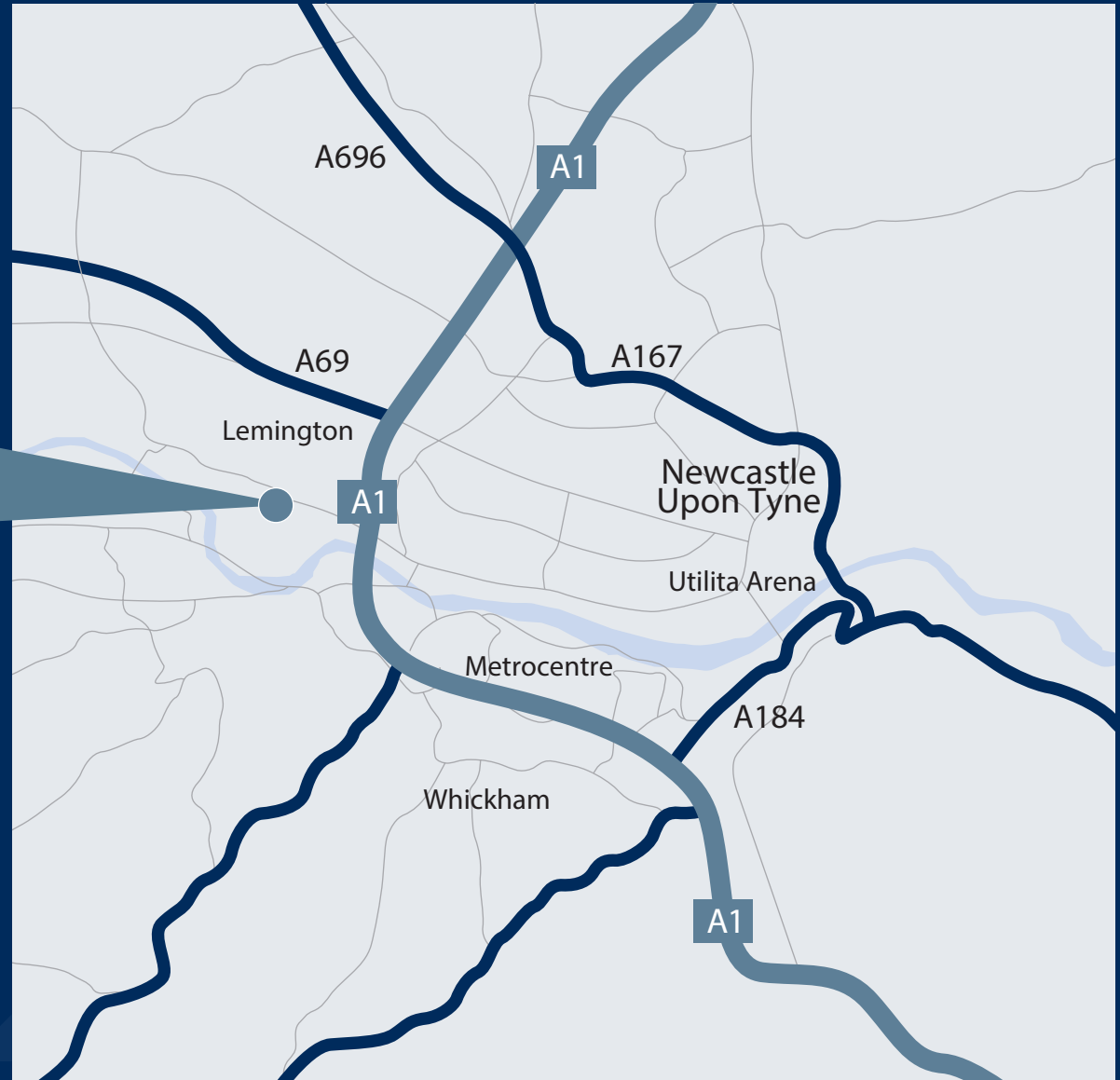
Nick Atkinson MRICS

Office: 0191 245 1234

Direct: 0191 245 3011

Mob: 07950 319060

nick@htare.co.uk



htare.co.uk
0191 245 1234

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0191 245 1234

www.htare.co.uk

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