

TO LET 23 MANDALE PARK

3,444 sq. ft. INDUSTRIAL UNIT

A flexible workspace to suit your business needs

MANDALE PARK

NE15 UNIT 23

LEMINGTON ROAD,
NEWCASTLE UPON TYNE, NE15 8SX




Mandale
Group

MANDALE PARK

NE15 UNIT 23

LEMINGTON ROAD,
NEWCASTLE UPON TYNE,
NE15 8SX

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.

DESCRIPTION:

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

TERMS:

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

SERVICES:

This property has 3 phase electric, water and BT. Each service is individually metered so you're in control of your own consumption.

VAT:

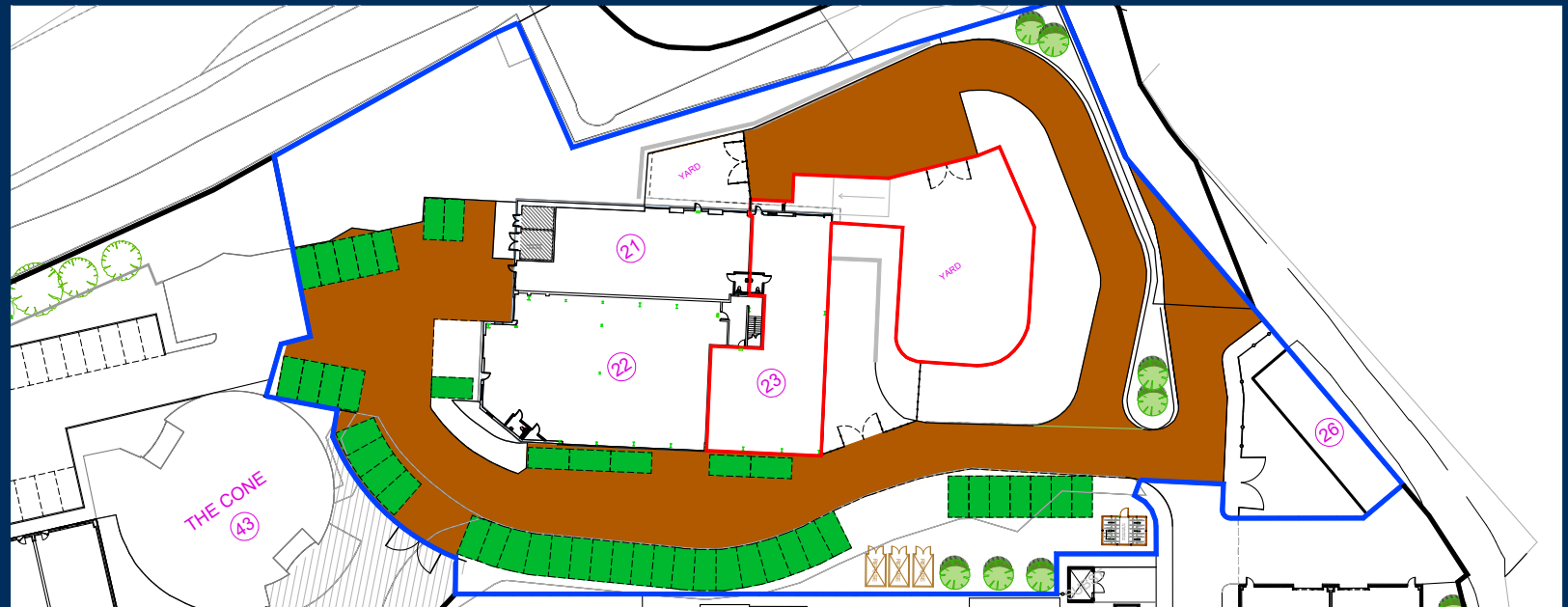
All figures quoted are exclusive of VAT which will be applied.

EPC:

To be provided upon completion of each unit.

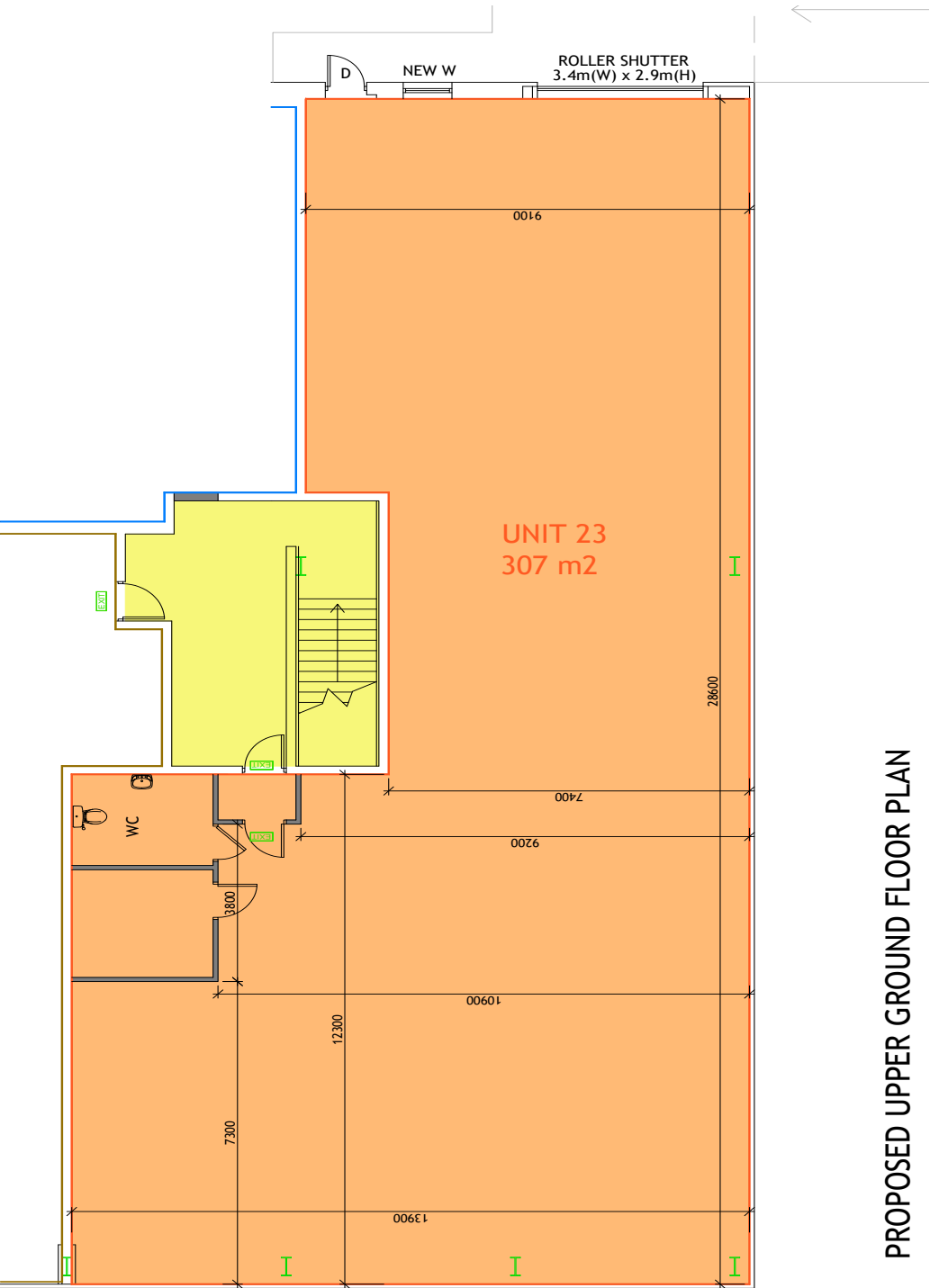
RESERVATION:

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

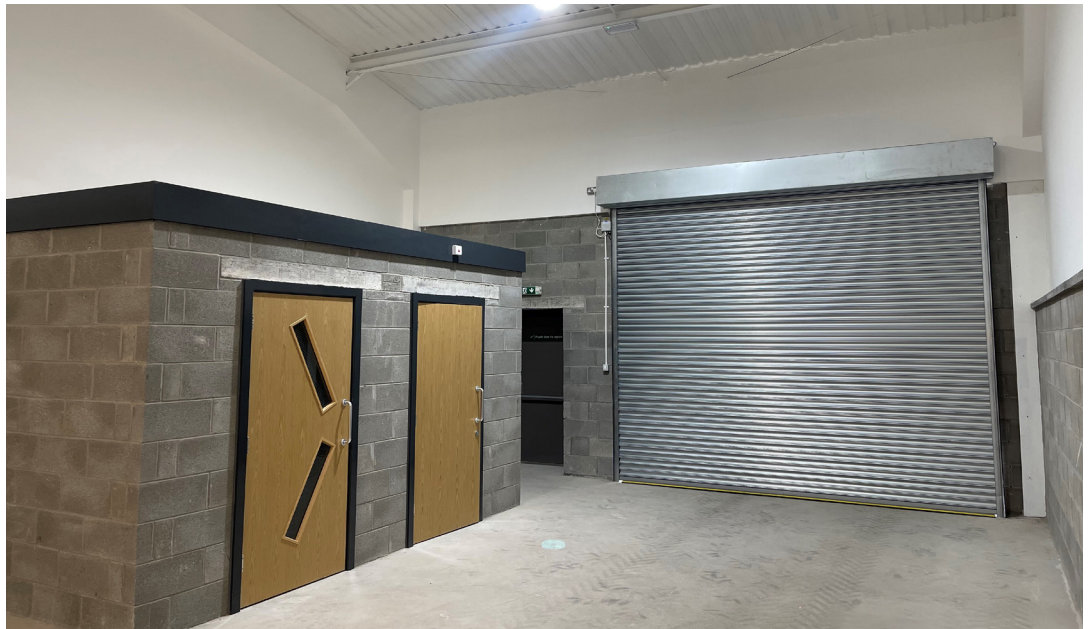


UNIT	TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES
23	INDUSTRIAL	3,444	1	£35,000 + VAT	£1,300 + VAT	£700 + VAT	LARGE SECURED YARD





PROPOSED UPPER GROUND FLOOR PLAN



MANDALE PARK

NE15 UNIT 23

LEMINGTON ROAD,
NEWCASTLE UPON TYNE,
NE15 8SX



For details contact:

Nick Atkinson MRICS

Office: 0191 245 1234

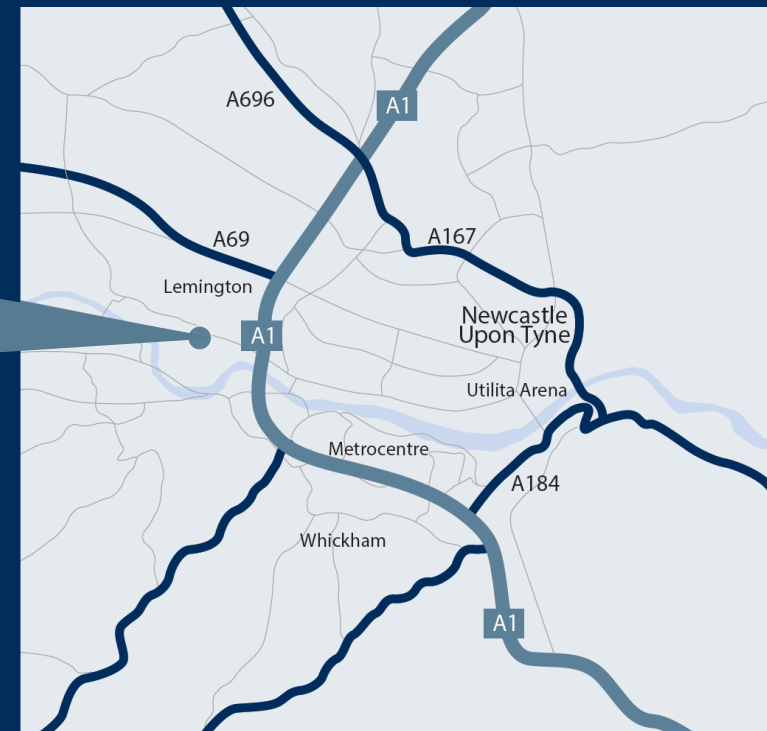
Direct: 0191 245 3011

Mob: 07950 319060

nick@htare.co.uk

MANDALE PARK

NE15



htare.co.uk
0191 245 1234



IMPORTANT NOTICE: These details were compiled July 2021 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 and 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.