

TO LET 24 MANDALE PARK

3,788 sq. ft. INDUSTRIAL UNIT

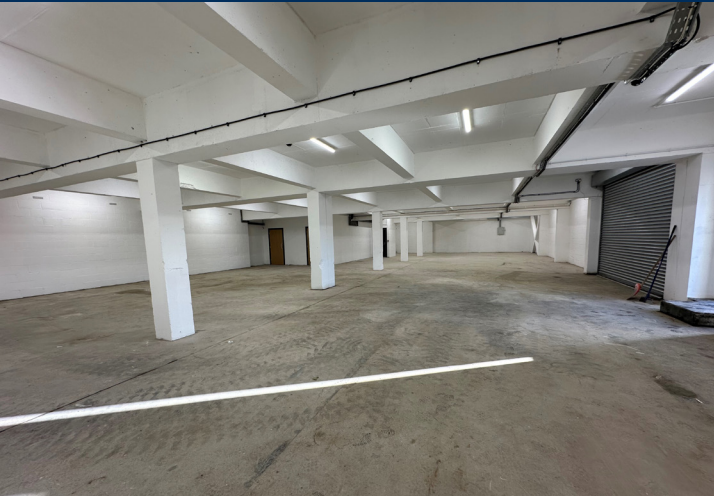
A flexible workspace to suit your business needs

MANDALE PARK

NE15

UNIT 24

LEMINGTON ROAD,
NEWCASTLE UPON TYNE, NE15 8SX



Mandale
Group

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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.

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.

DESCRIPTION:

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:

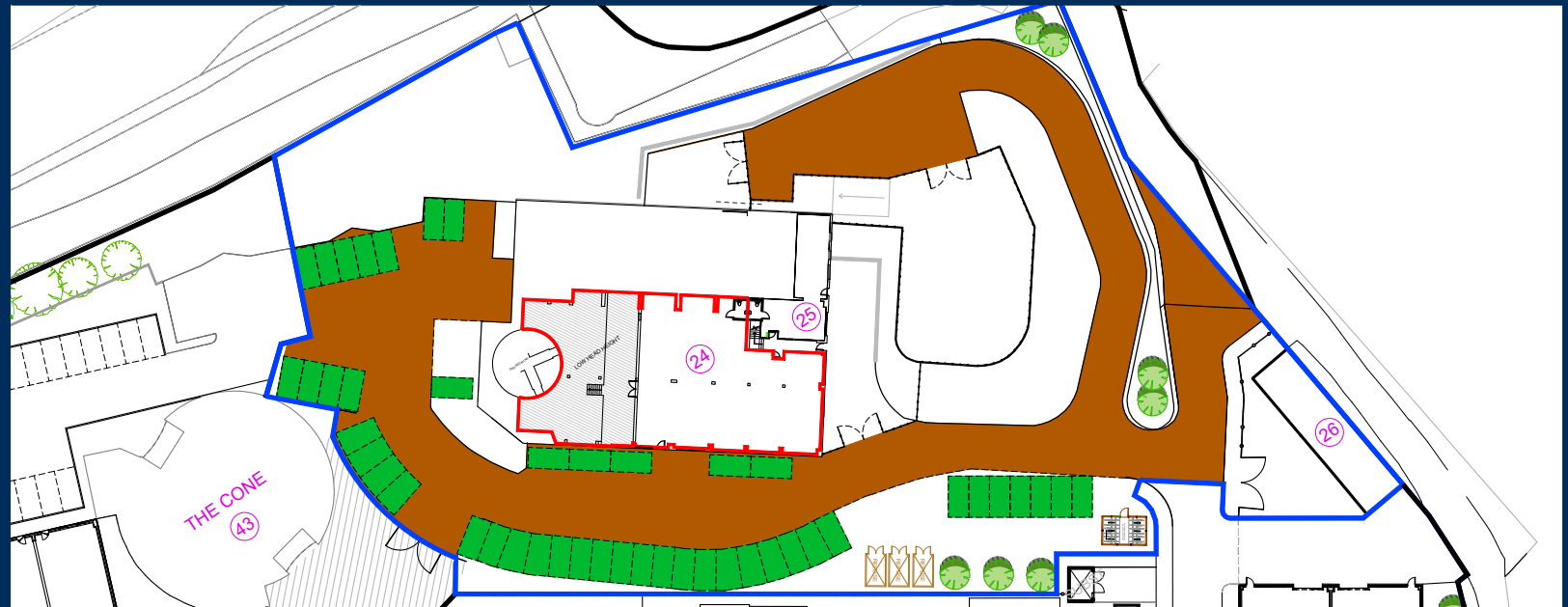
All figures quoted are exclusive of VAT which will be applied.

EPC:

To be provided upon completion of each unit.

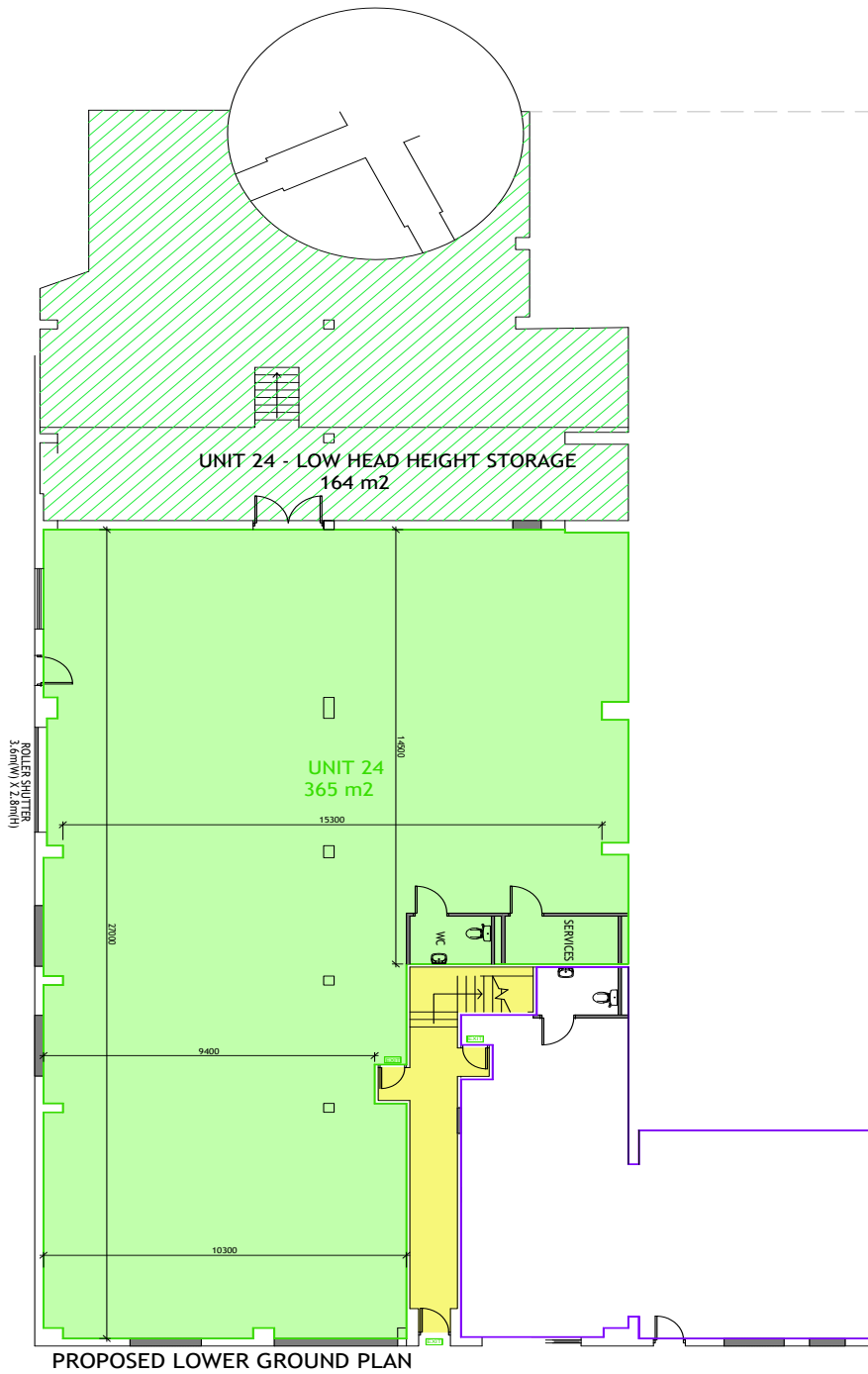
RESERVATION:

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



UNIT	TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES
24	INDUSTRIAL	3,788	1	£40,000 + VAT	£1,500 + VAT	£750 + VAT	RESTRICTED HEIGHT STORE - 1,500sq. ft.

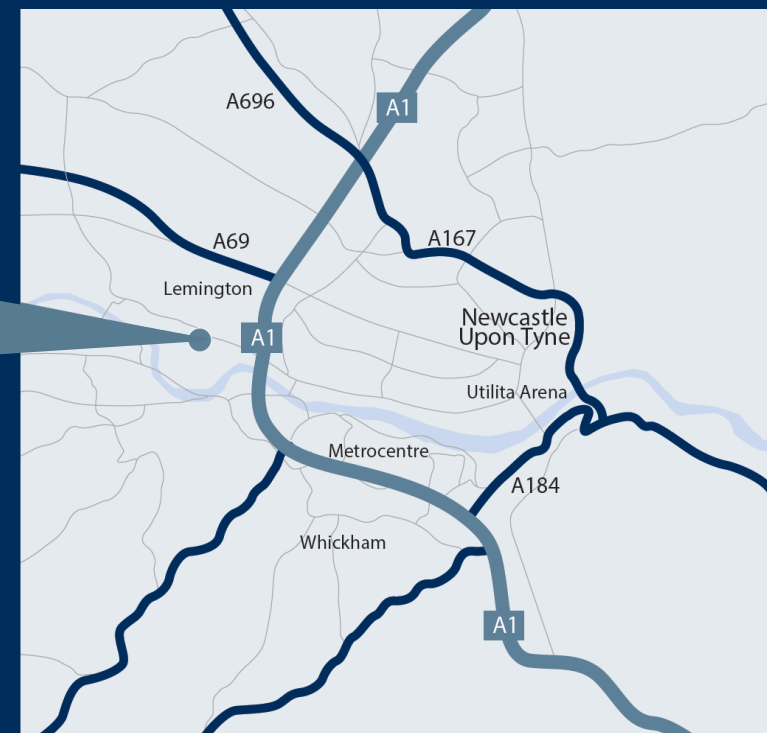
HTA
REAL ESTATE
0191 245 1234
www.htare.co.uk



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