



Mandale
Group

AVAILABLE NOW

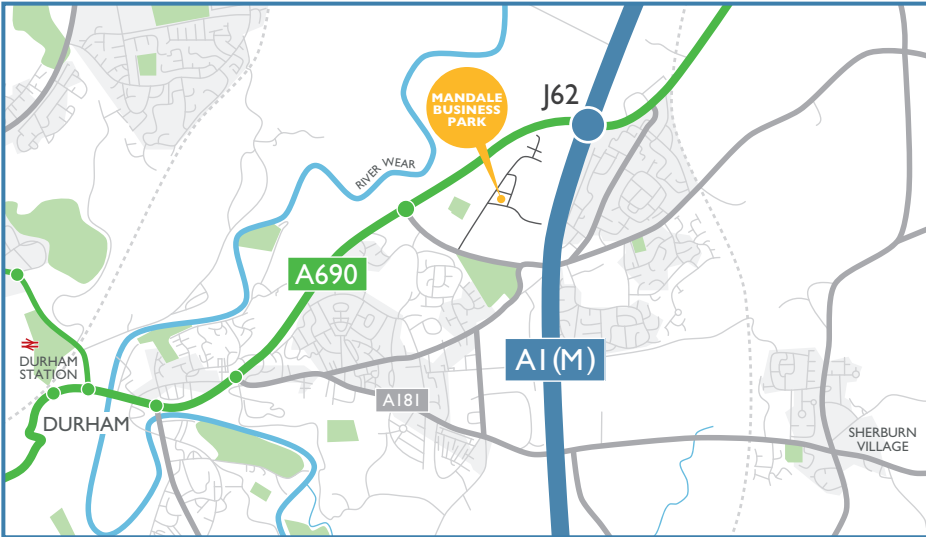
TO LET / FOR SALE HIGH QUALITY WAREHOUSE UNITS

35,700 SQ FT [3,316 SQ M] / Divided into 6 Units [5,950 SQ FT Each]

WWW.MANDALE.COM

UNIT 3, MANDALE BUSINESS PARK, DURHAM





LOCATION

Mandale Business Park is strategically located close to Junction 62 of the A1(M) with access off the A690 which connects Durham City approximately two miles to the west, with Sunderland approximately eight miles to the east. Newcastle City Centre is approximately 14 miles to the north.

Mandale Business Park is a well established commercial area with notable occupiers including Durham and Darlington Fire Service Headquarters, Age UK Durham, BHP Law, Home Group and a number of car dealerships including BMW and Mini.

The park has excellent links to all parts of the region with East coast mainline railway service to London Kings Cross and Edinburgh available at Durham city train station.

DESCRIPTION

Modern industrial unit which can be delivered to suit individual fit-out requirements both internally and externally. Loading facilities, office accommodation, external circulation and yard areas can be tailored to suit occupier requirements.

- High quality industrial unit
- Extensive yard area
- Minimum 7m eave
- Bespoke fit-outs available
- Excellent access to A1(M) via Junction 62
- Substantial power supply available

ACCOMMODATION

UNITS	SIZE SQ F	SIZE SQ M	ANNUAL RENT
A-F	5,950	552	£35,700.00

CAR PARKING

Extensive on site car parking available.

TENURE

Units are available by way of new full repairing and insuring leases. Alternatively the sale of individual buildings will be considered.

Note: No dividing walls have been erected yet so the size can be to suit the individual.

VIEWING

CPNE

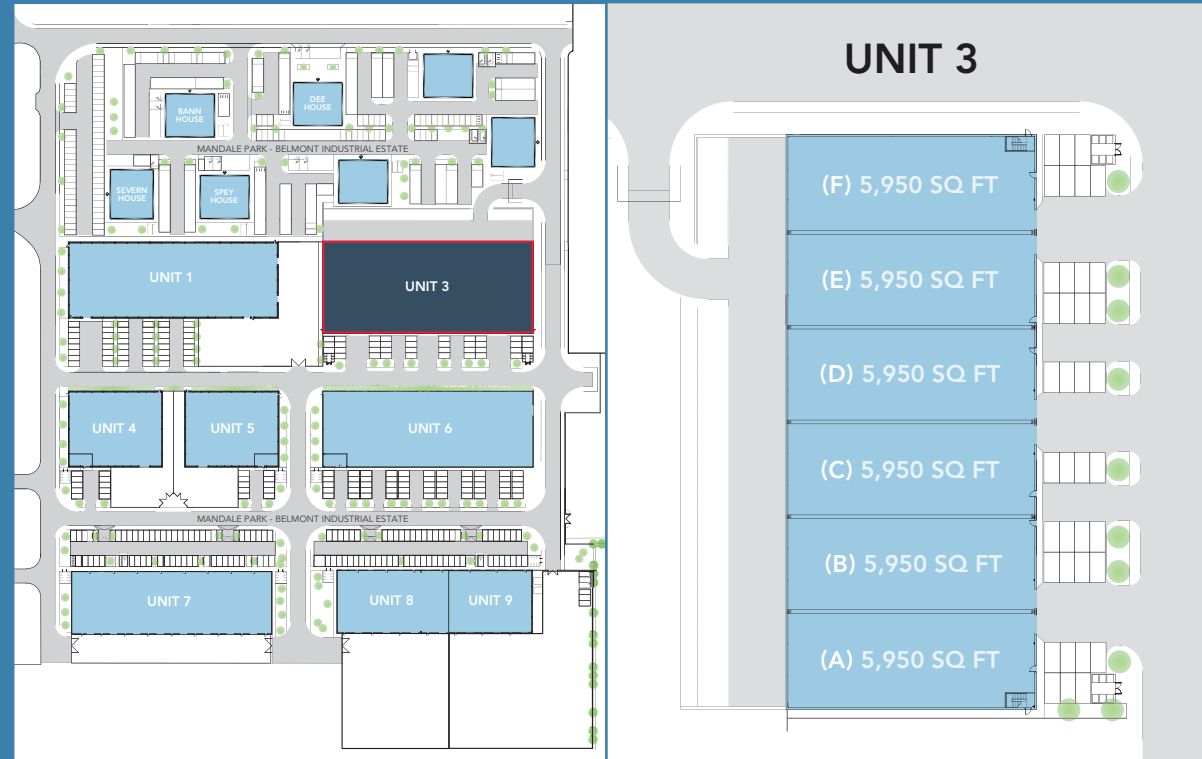
Tim Carter
T: 01642 704 930
E: tim@cpne.co.uk

HTA Real Estate

Nick Atkinson
T: 01912 451 234
E: nick@htare.co.uk

Mandale

Joe Darragh
T: 07973 908 599
E: joe@mandale.com



Mandale
Group

01642 605514

CONNECT
PROPERTY

01642 602001

www.cpne.co.uk



0191 245 1234

www.htare.co.uk

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