



Mandale  
Group

AVAILABLE NOW  
WWW.MANDALE.COM

# TO LET / FOR SALE HIGH QUALITY WAREHOUSE UNITS

Various Sizes Available Now

MANDALE PARK, BELMONT IND EST, DURHAM, DH1 1TH



# MANDALE PARK

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## LOCATION

Mandale 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 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 estate 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 units 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.

- o High quality industrial units
- o Extensive yard areas
- o Minimum 7m eave
- o Bespoke fit-outs available
- o Excellent access to A1(M) via Junction 62
- o Substantial power supplies available

A basement unit is also available, ideal for new cars or a general storage facility for the retail industry etc. Suitable for 288 vehicles.



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## ACCOMMODATION - AVAILABLE UNITS

UNIT	UNIT NAME	UNIT SQ FT (SQ M)	YARD	ANNUAL RENT
16	Spey House	6,333 (588)	No	On Application
22A	Roeburn House	6,610 (614)	Yes	£39,660.00
22C	Roeburn House	20,977 (1,948)	Yes	On Application
23	Waldon House	29,925 (2,780)	Yes	On Application
24	Gowan House	30,892 (2,869)	Yes	On Application
28	Kent House	23,512 (2,184)	Yes	On Application
29	TBC	20,000 (1,858)	Yes	£120,000.00
D/U	N/A	58,000 Plus (5,667)	Yes	On Application

## ACCOMMODATION - UNIT 23 BASEMENT

UNIT	UNIT NAME	UNIT SQ FT (SQ M)	YARD	ANNUAL RENT
23	Waldon House	35,445 (3,292)	N/A	On Application

We can subdivide all of the units to whatever size you need, ask for details.



## THE DEVELOPMENT



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## 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.

## VAT

Applicable where required.

## VIEWING

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

HTA Real Estate - Nick Atkinson  
T: 01912 453 011 E: nick@htare.co.uk

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

Graham S Hall - Daryl Carr  
T: 0191 731 8660 E: daryl@grahamshall.com

## ENQUIRY DETAILS

UNIT NO.	
SIZE	
RENT	
SERVICE	
INSURANCE	
NOTES	



Mandale  
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01642 605 514

CONNECT  
PROPERTY

01642 602001  
www.cpne.co.uk

GSH  
Graham S Hall  
CHARTERED SURVEYORS

0191 731 8660



IMPORTANT NOTICE: These details were compiled March 2019 and whilst every reasonable effort has been made by Connect Property North East, Mandale Business, HTA Real Estate and Graham S Hall 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. Connect Property North East, Mandale Business, HTA Real Estate and Graham S Hall nor their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East, Mandale Business, HTA Real Estate and Graham S Hall or 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.