

Available To Let

5 Industrial Units of Various Sizes (3 with secured yards)



Mandale Park NE15 Phase II

LEMINGTON, NEWCASTLE UPON TYNE, NE15 8SX



Mandale Park NE15 Phase II

LEMINGTON, NEWCASTLE UPON TYNE, NE15 8SX

LOCATION

Mandale Business Park 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

The business park was the former Lemington Glass Works and still houses one of the original cone buildings which is steeped in history and is listed. It remains today one of the main Landmarks of Lemington.

The Lemington Cone stands 130 feet high and is classified as a Grade II* Listed Building. It was rumoured to be the largest glass cone ever built, using over 1.5 million bricks in its construction. It is only one of four surviving glass cones in this country.

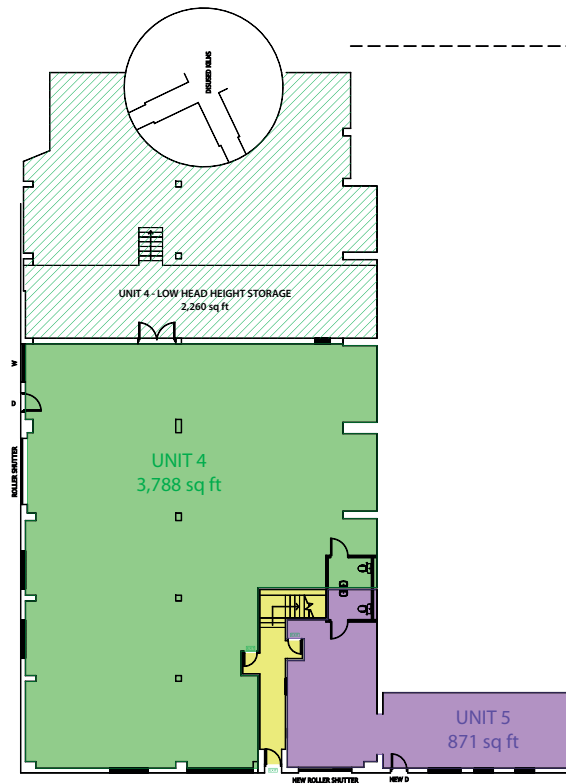
The Ground Floor is fitted out to a very high standard and can be leased for a number of uses .

PROPOSAL

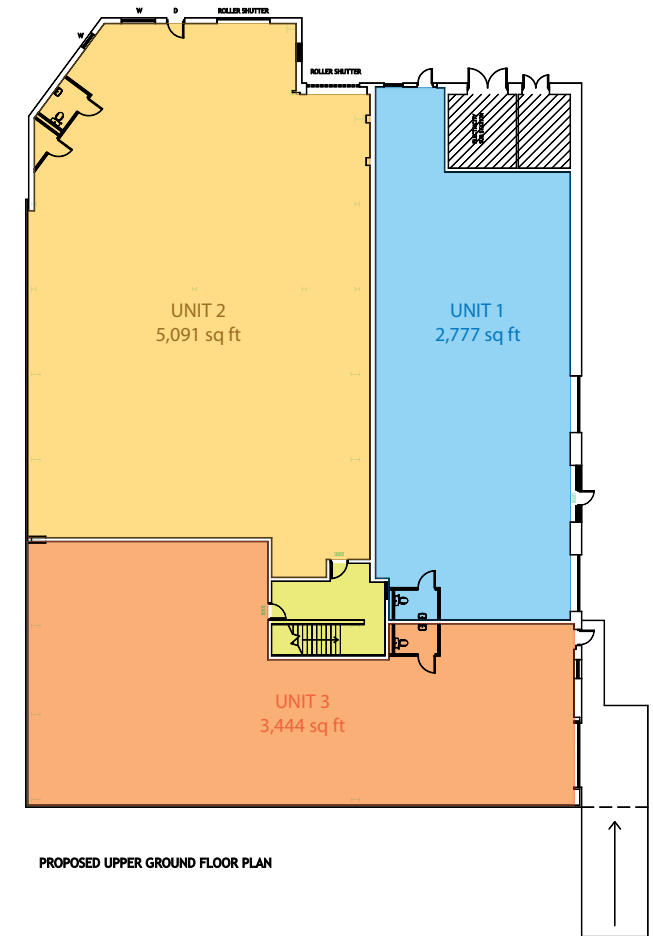
We have renovated an existing building and created 5 High Quality Industrial units.

USEFUL DISTANCES

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



PROPOSED LOWER GROUND PLAN



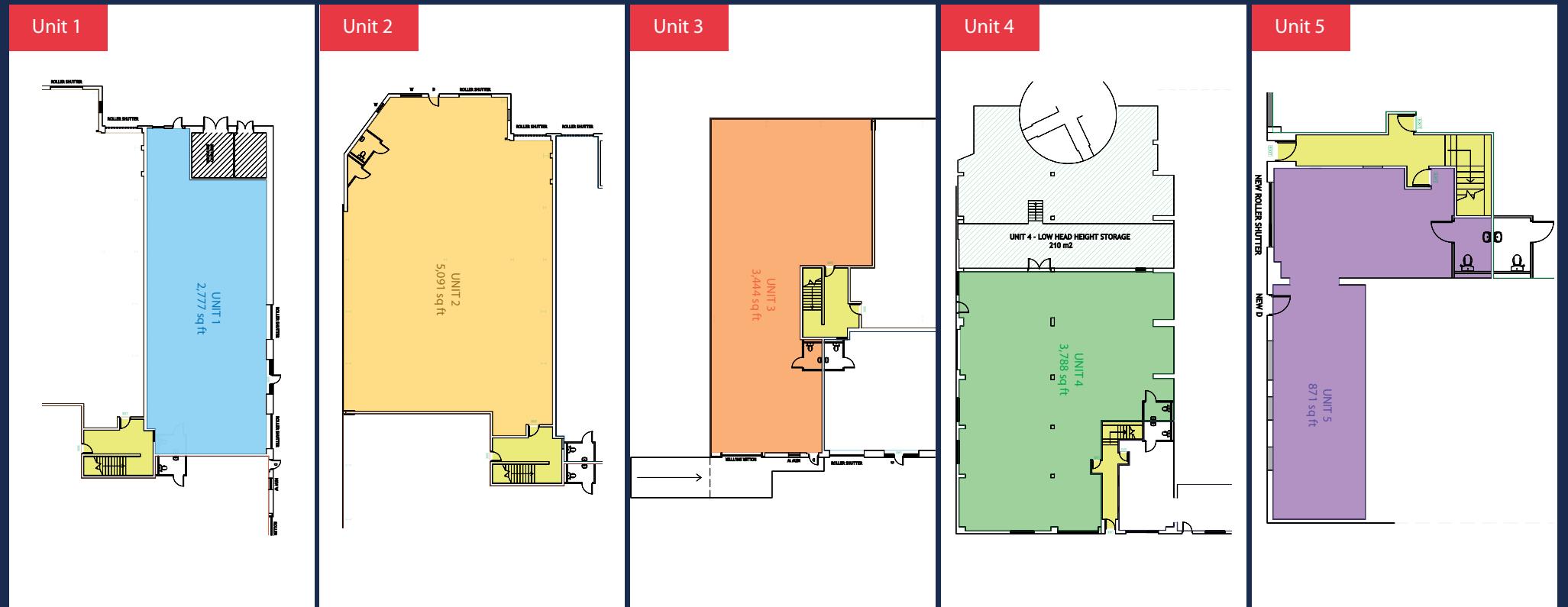
PROPOSED UPPER GROUND FLOOR PLAN

Mandale Park NE15 Phase II

LEMINGTON, NEWCASTLE UPON TYNE, NE15 8SX

ACCOMMODATION

UNIT NO	Location	Unit Sq Ft	Floors	Annual Rent	Serv Charge	Insurance	Notes	Availability
1	Ground	2,777	1	27,700.00 + VAT	830.00 + VAT	555.00 + VAT	Secured Yard	
2	Ground	5,091	1	50,000.00 + VAT	1,500.00 + VAT	1,000.00 + VAT	-	
3	Ground	3,444	1	34,500.00 + VAT	1,000.00 + VAT	700.00 + VAT	Secured Yard	
4	Lower Ground	3,788	1	37,800.00 + VAT	1,100.00 + VAT	750.00 + VAT	Restricted height store - 2,260 sq ft	
5	Lower Ground	871	1	10,000.00 + VAT	260.00 + VAT	175.00 + VAT	Secured Yard	
				160,000.00 + VAT				





TENURE

Units are available by way of new full repairing and insuring leases.

VAT

Applicable where required.

BUSINESS RATES

Please make your own enquiries to ensure you qualify.

ENQUIRY DETAILS

UNIT NO.	
SIZE	
RENT	
SERVICE	
INSURANCE	
NOTES	

IMPORTANT NOTICE: These details were compiled June 2023 and whilst every reasonable effort has been made by the retained agents 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. The retained agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the retained agents 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.