

TO LET NEW INDUSTRIAL UNITS

817 - 5,150 sq. ft.

Flexible workspaces to suit your business needs

MANDALE PARK

NE15

LEMINGTON ROAD,
NEWCASTLE UPON TYNE, NE15 8SX



Mandale
Group

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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.

PROPOSAL

We have carefully designed a dynamic and multi-use business park in an excellent location.

Split across three phases, Mandale Park NE15 will comprise hybrid units, warehouses, industrial units and the infamous Cone.

By refurbishing existing structures and constructing brand new - we are creating something for everyone.

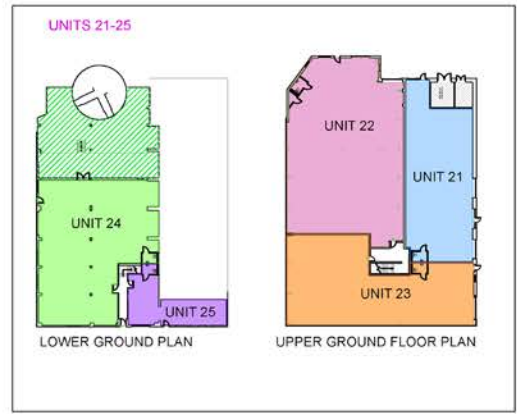
USEFUL DISTANCES

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

NORTHUMBERLAND ROAD

NORTHUMBERLAND ROAD

- 11 no. HYBRID UNITS
- 27 no. INDUSTRIAL UNITS
- 5 no. INDUSTRIAL UNITS



MANDALE PARK

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THE CONE

LEMINGTON ROAD,
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HISTORY OF THE CONE

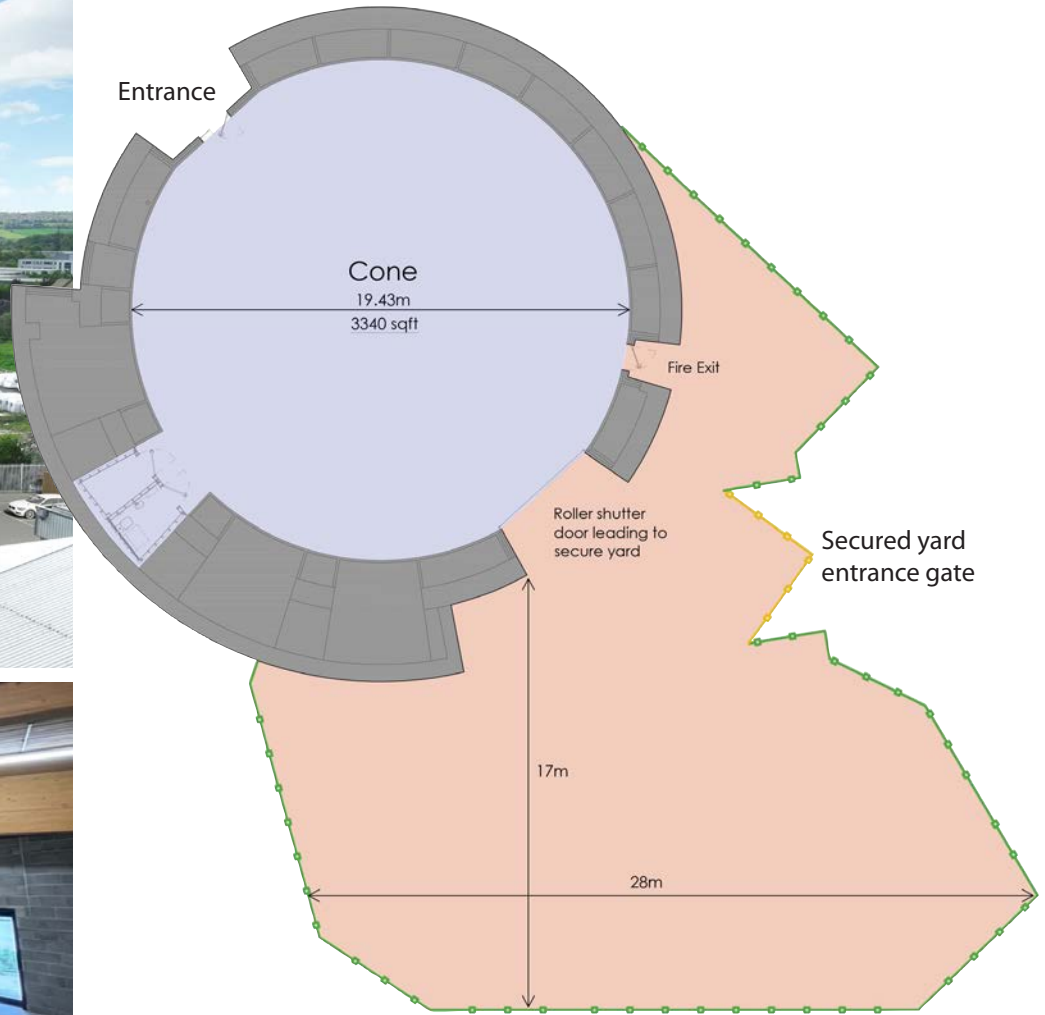
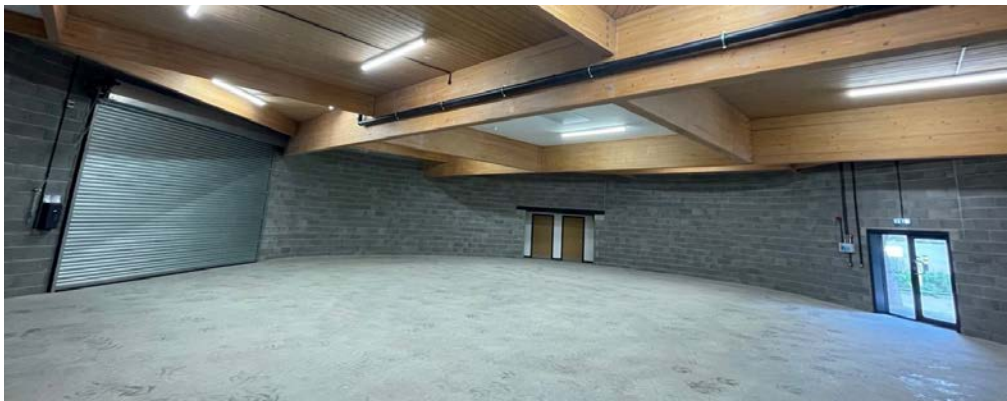
Steeped in a 200 year history, this Grade II listed building stands 130ft high and is rumoured to be the largest glass cone ever built, using over one million bricks in its construction. The famous Lemington landmark is only one of four surviving glass cones remaining in the country.

The historic cone is set to have a complete overhaul, delivering an impressive 3,340 sq. ft. outlet with a 5,150 sq. ft. secured yard.

Being the tallest building in Lemington, it will be a fantastic opportunity for all trades.

The glassworks site was leased from the Duke of Northumberland by a group of local businessmen under the name of the Northumberland Glass Company in 1787.

They owned the flat glass producing site until 1837 when three of the glass houses were demolished, leaving behind the now famous cone. From 1833 until 1845 the works were operated by Joseph Lamb and Company, but the glass trading industry hit an unfortunate depression halting full scale operations until around 1898 when the famous glassmaking firm of George Sowerby & Sons took ownership and trade recommenced.

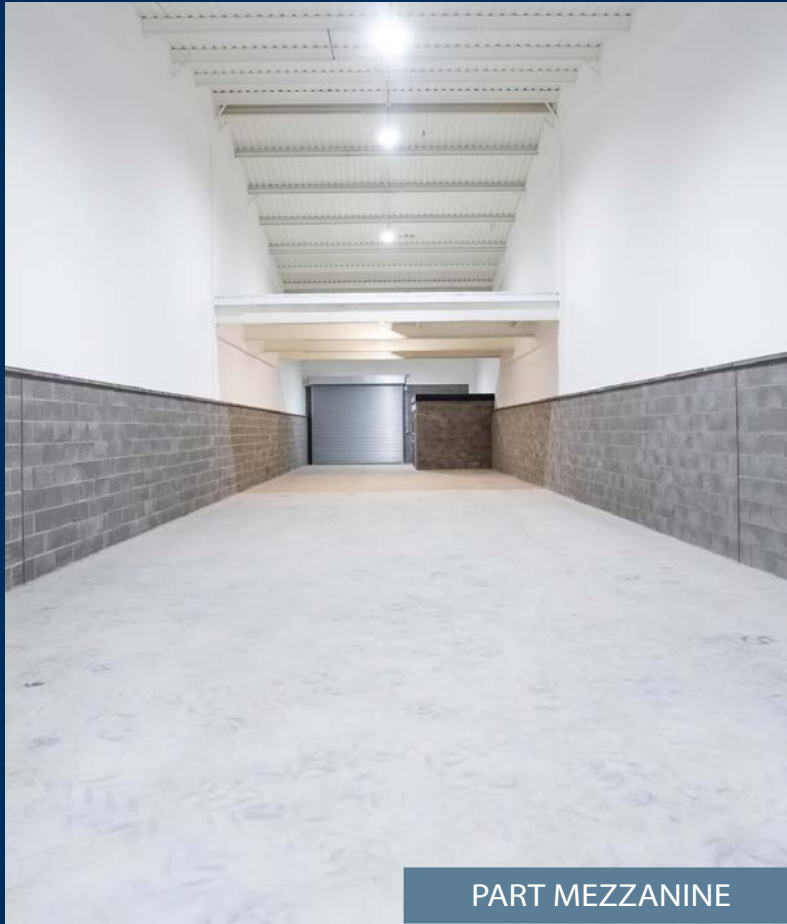


TYPE	CONE SQ. FT.	SECURED YARD SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES	AVAILABILITY
CONE & SECURED YARD	3,340	5,150	1	£40,000 + VAT	£1,336	£900		

MANDALE PARK

NE15 PHASE 1

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PART MEZZANINE

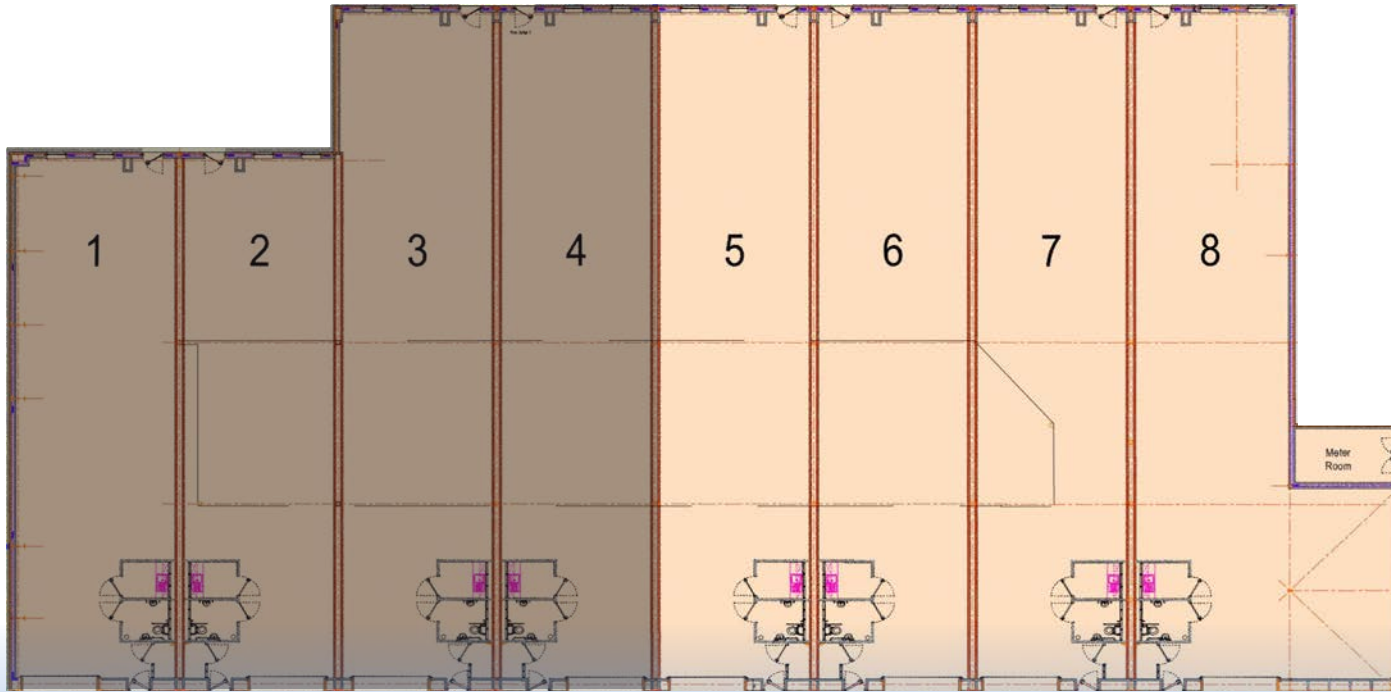
ELECTRIC ROLLER SHUTTER



SKIP BAYS



UNIT	TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES	AVAILABILITY
1	STANDARD UNIT	2,230	1	£22,300 + VAT	£670+ VAT	£440 + VAT		Let
2	STANDARD UNIT	2,050	1	£20,500 + VAT	£615 + VAT	£410 + VAT	Part 1st floor FOC - 500 sq. ft.	Let
3	STANDARD UNIT	2,640	1	£26,600 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 500 sq. ft.	Let
4	STANDARD UNIT	2,640	1	£26,400 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 500 sq. ft.	Let
5	STANDARD UNIT	2,640	1	£26,400 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 500 sq. ft.	
6	STANDARD UNIT	2,640	1	£26,400 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 500 sq. ft.	
7	STANDARD UNIT	2,640	1	£26,400 + VAT	£790 + VAT	£525 + VAT	Part 1st floor FOC - 250 sq. ft.	
8	STANDARD UNIT	3,030	1	£30,000 + VAT	£810 + VAT	£540 + VAT		



PHASE 1

Comprising 8 refurbished industrial units ranging from 2,050 - 3,030 sq. ft. these units are the perfect space for businesses in need of that extra space.

Many benefit from a part mezzanine floor FOC, ideal for separating a private office.

These units also come with skip bays*, ample free parking and 24 hour monitored CCTV.



MANDALE PARK

NE15 PHASE 2

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PHASE 2

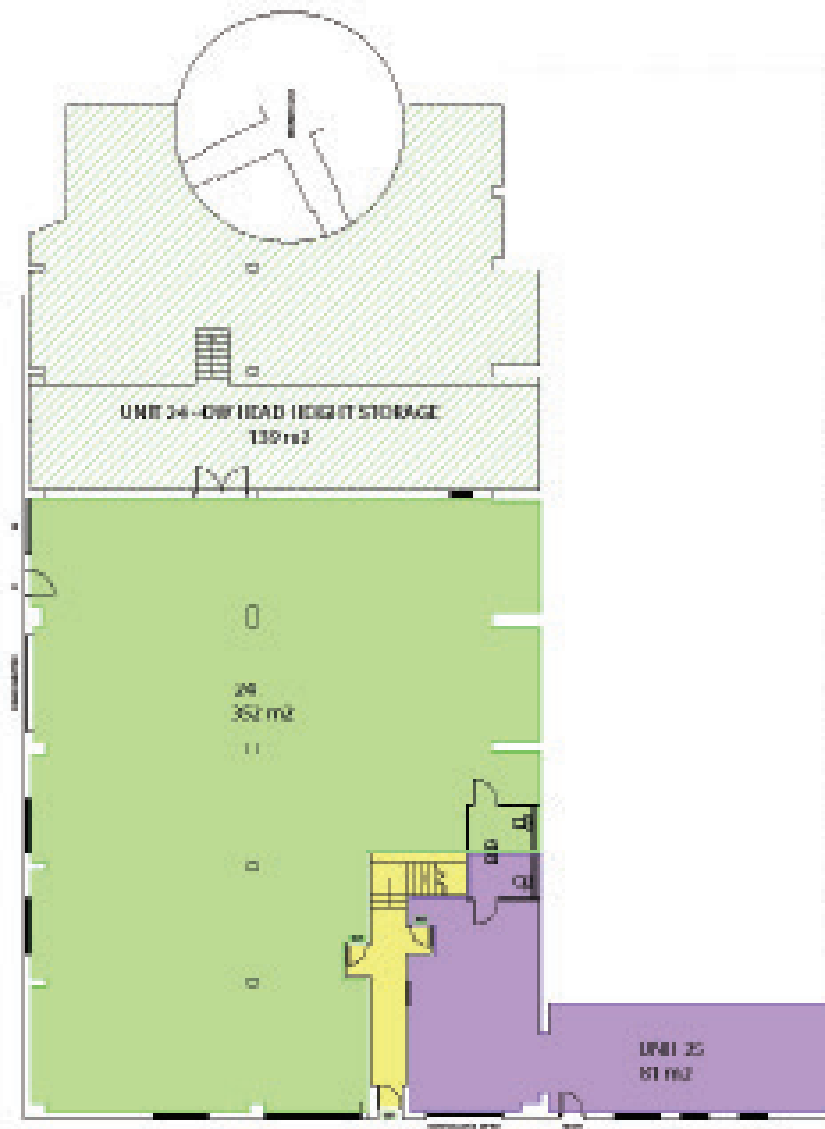
We have taken an existing building of 8 units and converted them into 5 no great sized industrial business spaces.

Ranging from 871 - 5,091 sq. ft. these units are the perfect space for businesses in need of that extra space.

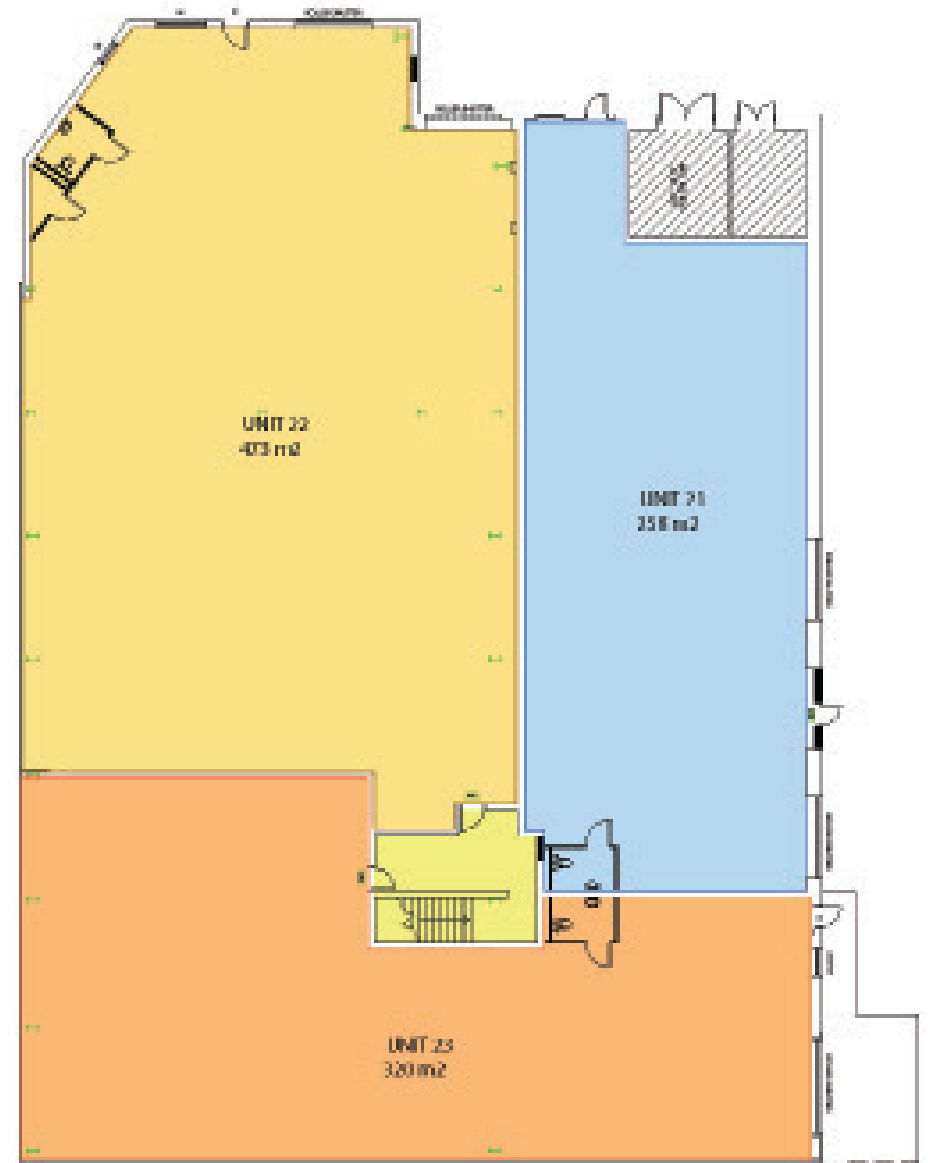
These units also come with secured yards*, ample free parking and 24 hour monitored CCTV.



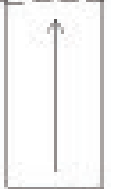
UNIT	LOCATION	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES	AVAILABILITY
21	GROUND	2,777	1	£27,000 + VAT	£830 + VAT	£555 + VAT	Secured yard	
22	GROUND	5,091	1	£50,000 + VAT	£1,500 + VAT	£1,000 + VAT		
23	GROUND	3,444	1	£34,500 + VAT	£1,000 + VAT	£700 + VAT	Secured yard	
24	LOWER GROUND	3,788	1	£40,000 + VAT	£1,100 + VAT	£750 + VAT	Restricted height store - 1,500 sq. ft.	
25	LOWER GROUND	871	1	£10,000 + VAT	£260 + VAT	£175 + VAT	Secured yard	



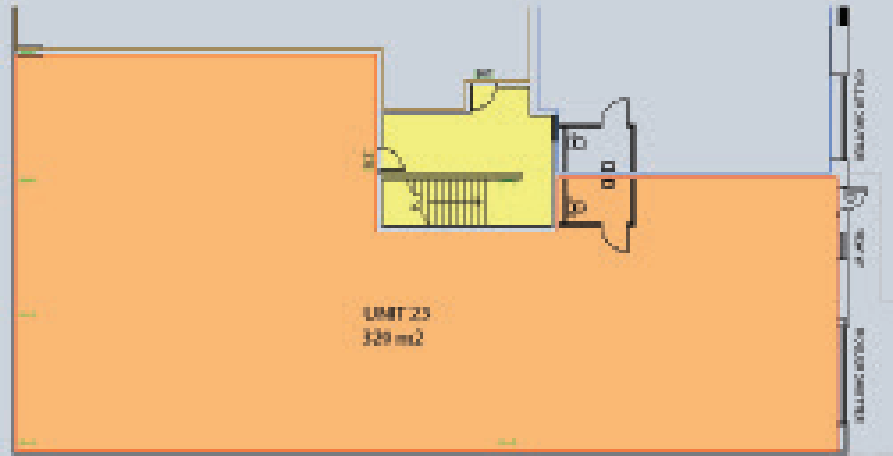
PROPOSED LOWER GROUND FLOOR



PROPOSED UPPER GROUND FLOOR

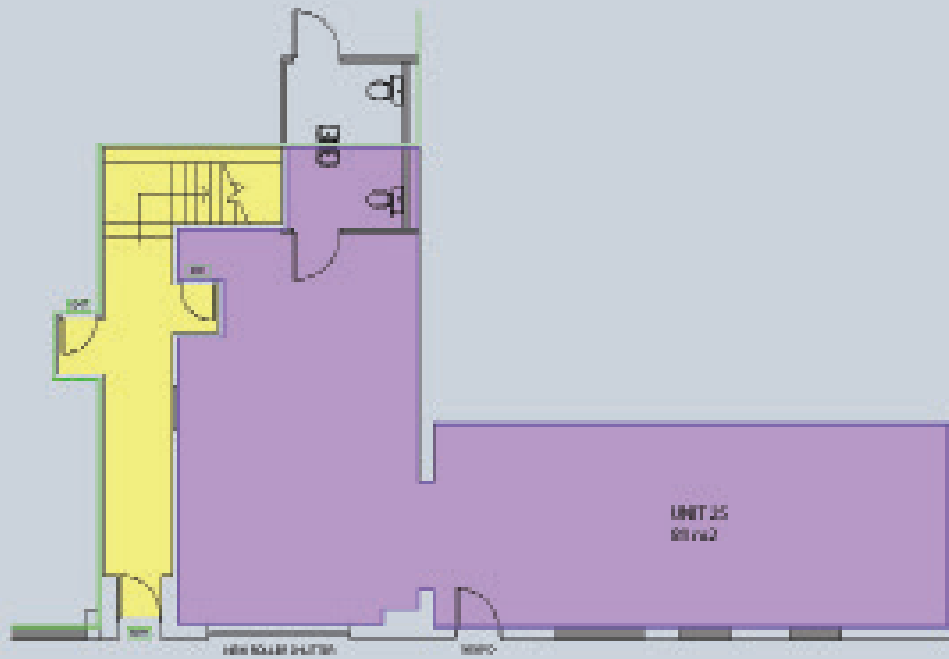


UNIT 23



UNIT 23
129 m²

UNIT 25



UNIT 25
201 m²

UNIT 24



UNIT 24 - LOW HEAD HEIGHT
STORAGE 130 m²

UNIT 24
252 m²

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NE15 PHASE 3

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VIEW OUR
VIRTUAL TOUR



UNIT	Type	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES	AVAILABILITY
9	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
10	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
11	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
12	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
13	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
14	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
15	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
16	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
17	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
18	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
19	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		
20	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT		



PHASE 3

DESCRIPTION:

We will be constructing 16 hybrid 2 storey industrial units. The units are completely adaptable for a wide range of uses. From trades, offices, hair and beauty, food manufacturing - whatever your needs, we can accommodate.

TERMS:

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

SERVICES:

The properties will have 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 a property.



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mandalegroup.com
01642 605514



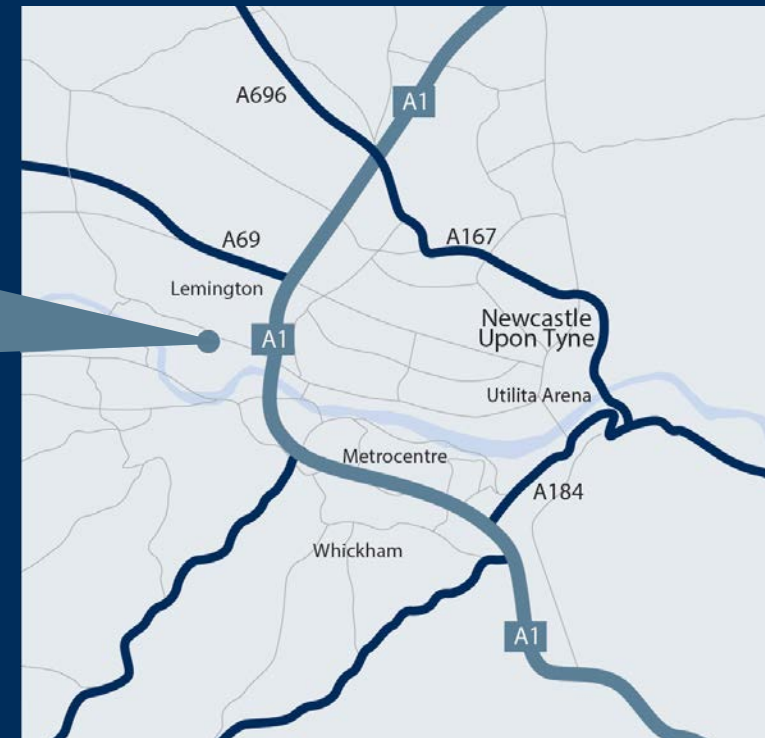
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Group

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