

TO LET HYBRID INDUSTRIAL UNITS

2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

NE15

LEMINGTON ROAD,
NEWCASTLE UPON TYNE, NE15 8SX



Mandale
Group

MANDALE PARK

NE15 PHASE 3

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VIEW OUR
VIRTUAL TOUR

DESCRIPTION:

We have constructed 11 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.

Each 1,550sq. ft. unit comes complete with a WC, kitchenette, electric roller shutter, BT connection, 3-phase electricity and water, ensuring a hassle-free and efficient work environment from day one.

The ground floor warehouse is perfect for storage whilst the load bearing first floor can be customised into limitless configurations suitable for any business.

SOLAR:

Every unit is fitted with its personal solar panel system, ensuring significant cost savings while granting you access to renewable energy right at your fingertips.

THE DEVELOPMENT:

Beyond the generous specification of the industrial units, Mandale Park NE15 takes pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

HISTORY:

Our new business park sits on a development steeped in a rich history dating back to the industrial age. Opened in 1787, 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 have restored this unique development back into a busy hive of workspaces, bringing jobs and businesses back to Lemington.

TERMS:

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

SERVICES:

The properties will have solar, 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.

UNIT	Type	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	AVAILABILITY
9	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT	LET
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	
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	LET
18	Hybrid	1,550	2	£18,500 + VAT	£620 + VAT	£300 + VAT	LET
19	Hybrid	1,550	2	£20,000 + VAT	£620 + VAT	£300 + VAT	
20	Hybrid	1,550	2	£20,000 + VAT	£620 + VAT	£300 + VAT	LET

STANDARD SPECIFICATION



Electrically operated roller shutter door



BT connection



Ample free parking



Total GIA circa 1,600 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.5m ground floor height (approx)
2.8m first floor height (approx)



Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy

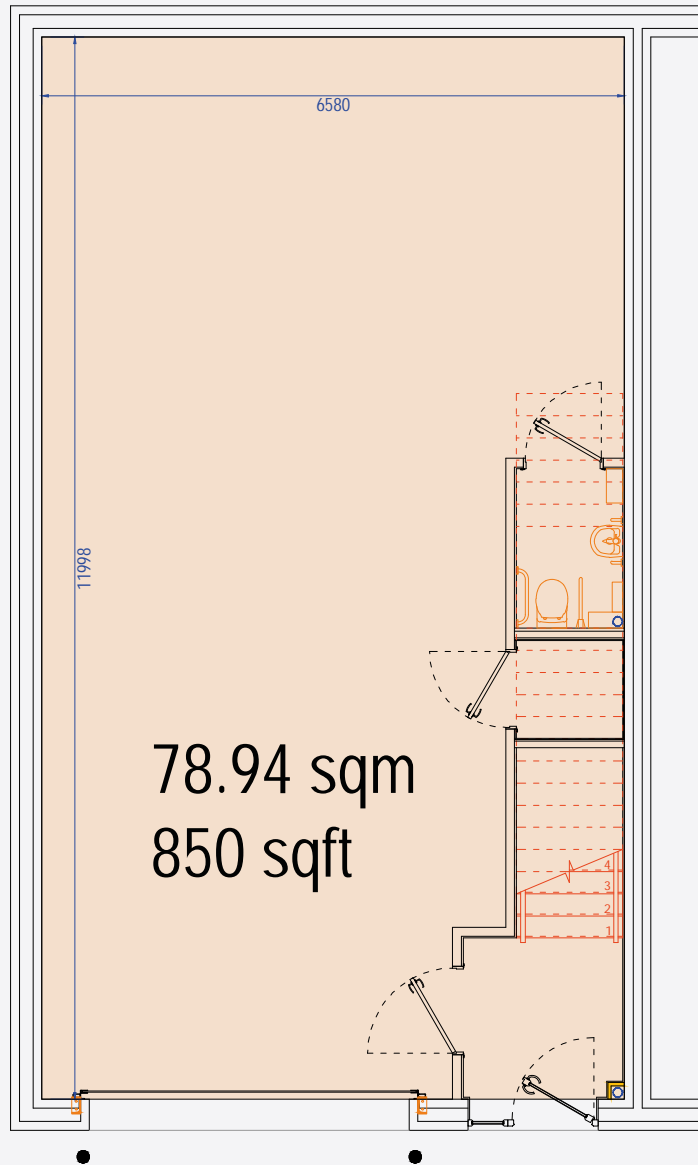


Electric car charging station

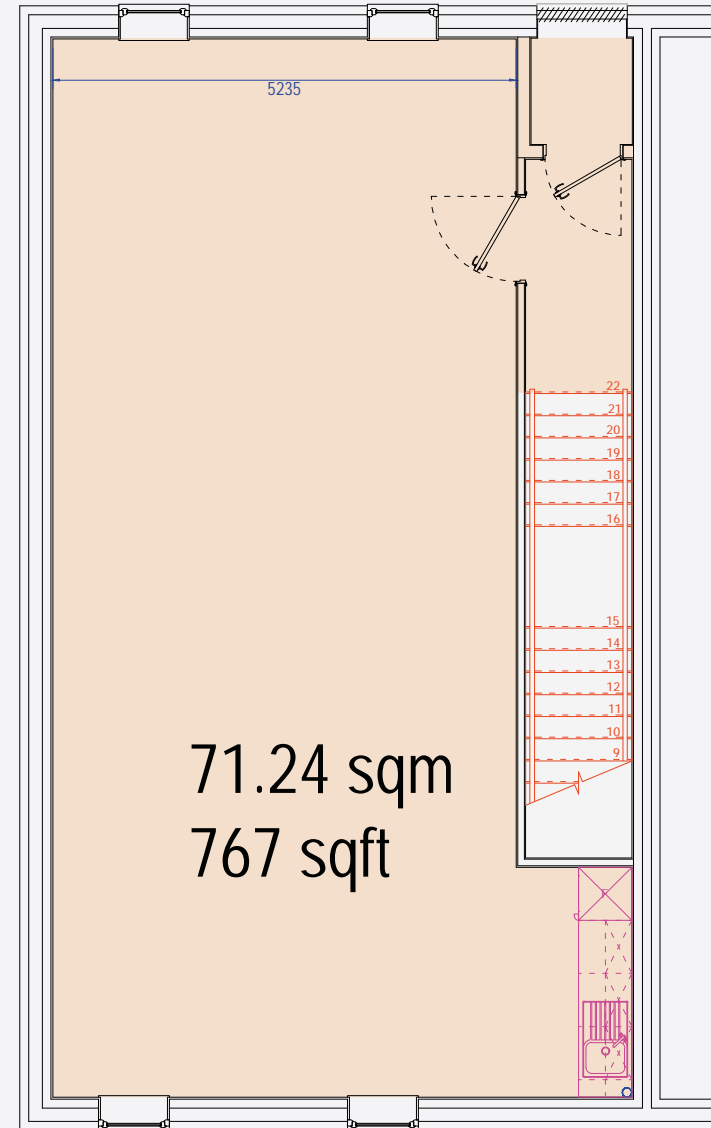


Double glazed front and rear entrance





Ground Floor



First Floor

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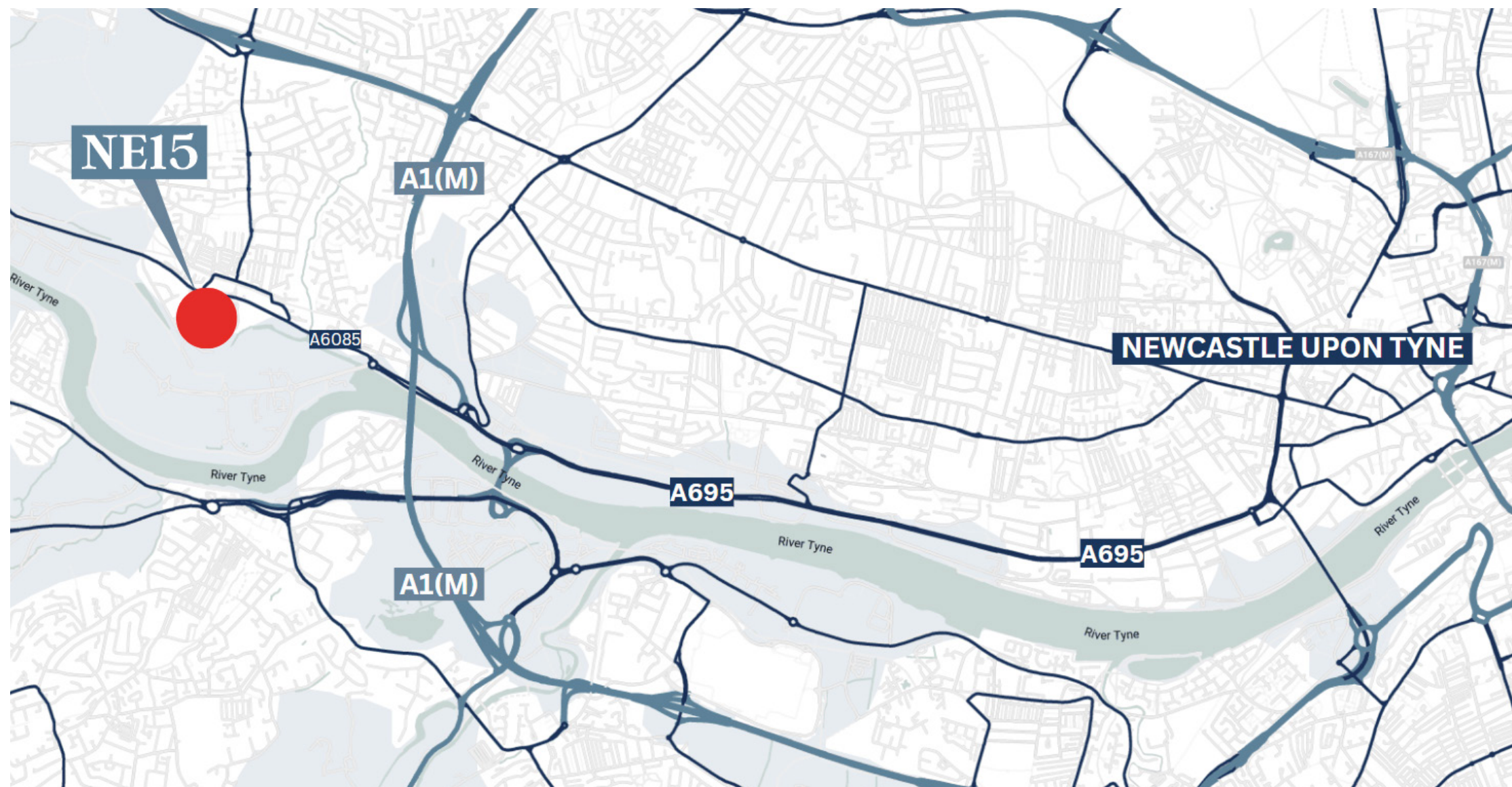


LOCATION


Mandale Park NE15 is situated in Lemington, approximately 4 miles to the west of Newcastle upon Tyne via the A695 Scotswood Road; a strong commercial location within the city for industrial, trade and auto trade uses. The subject estate is accessed directly off the A6085 with easy access to the A1(M) and A66, providing Mandale Park NE29 with excellent communications across the region.

USEFUL DISTANCES

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








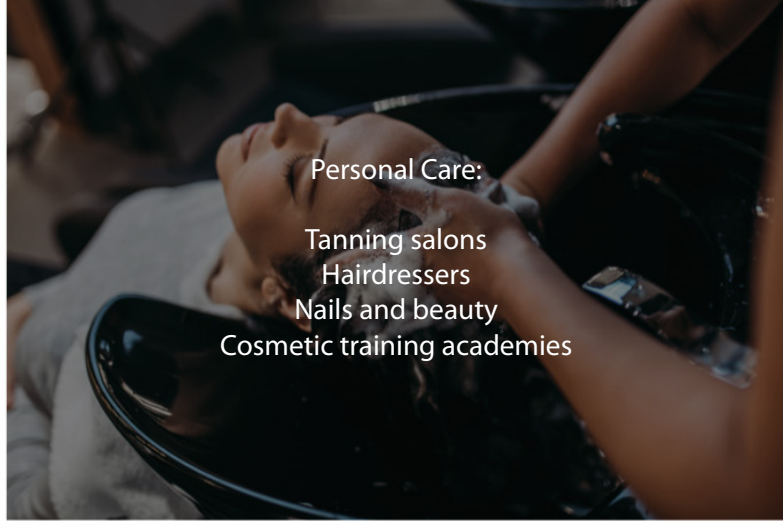
Creative and Media:

Audio studios
Photography
Media agencies
Sound systems
Textiles and fashion
Wedding planners




Health Services:

Opticians/hearing
Dentists
NHS services
Mobile vets




Personal Care:

Tanning salons
Hairdressers
Nails and beauty
Cosmetic training academies



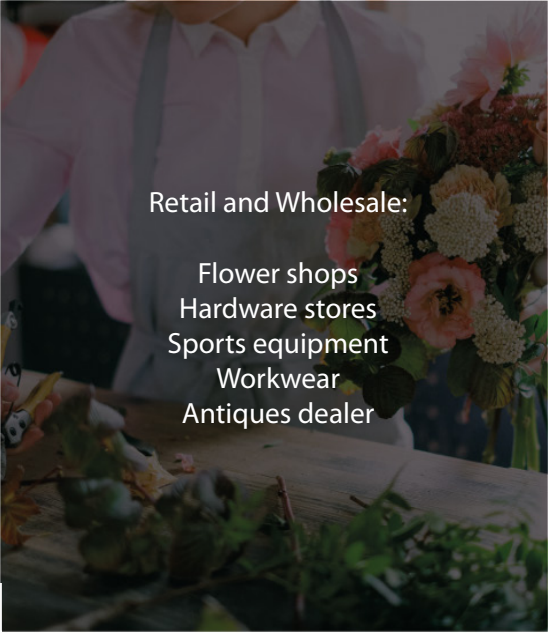
Commercial Services:

Office/storage
Commercial cleaners
Laundrettes
E-commerce



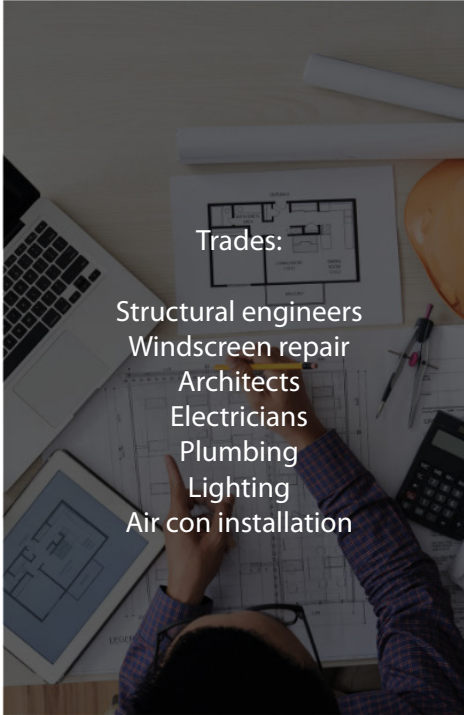
Food and Beverage:

Food manufacturers
Ghost/dark kitchens
Bakeries




Retail and Wholesale:

Flower shops
Hardware stores
Sports equipment
Workwear
Antiques dealer



Trades:

Structural engineers
Windscreen repair
Architects
Electricians
Plumbing
Lighting
Air con installation



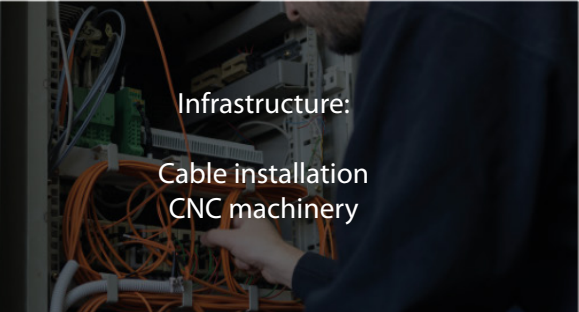
Professional Services:

Solicitors
Property maintenance
Electric and plumbing
Undertakers
Telecommunications
Housing associations
Architects



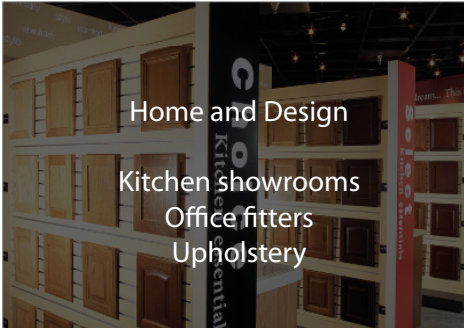
Health and Fitness:

Gyms
Pilates
Personal trainers
Martial arts
Dance studios



Infrastructure:

Cable installation
CNC machinery



Home and Design

Kitchen showrooms
Office fitters
Upholstery

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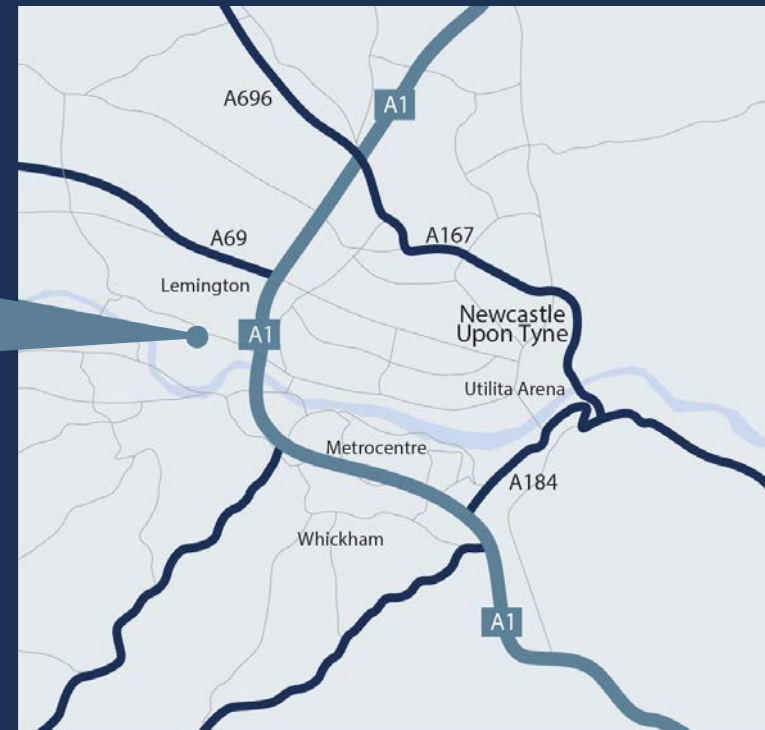
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