

TO LET



BRAND NEW INDUSTRIAL UNITS OF VARIOUS SIZES

MANDALE PARK, PORTOBELLO ROAD, BIRTLEY DH3 2SN



PORTOBELLO ROAD, BIRTLEY, DH3 2SN

DESCRIPTION

The properties have been designed to a very high standard incorporating a steel portal frame and steel profile sheet roofing with translucent sky lights. Each unit incorporates an electrically operated roller shutter door, WC facilities and general open plan area.

Externally the property occupies a secured site with CCTV security and metal palisade fencing accessed via a double set of gates, directly from Portobello Road.

LOCATION

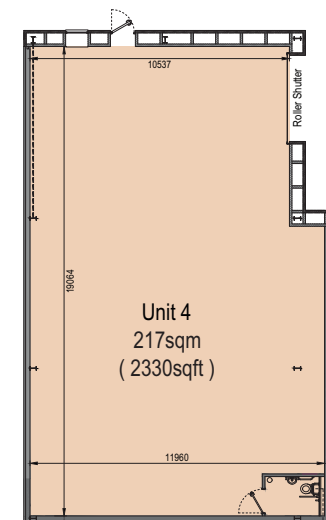
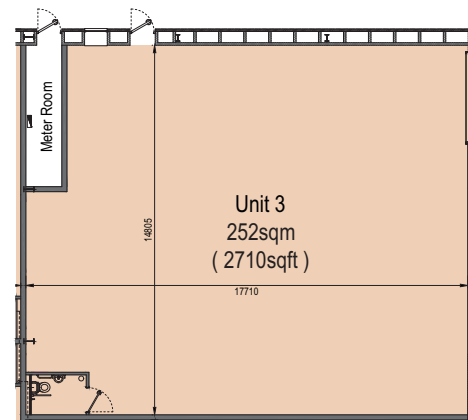
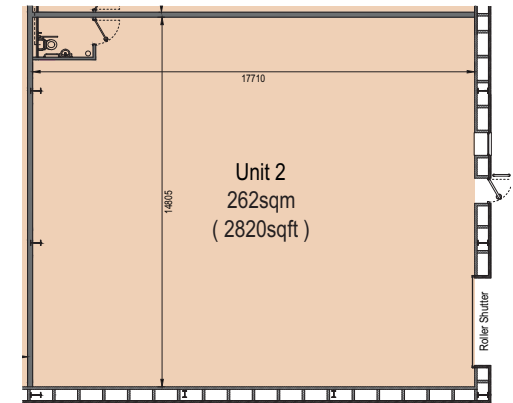
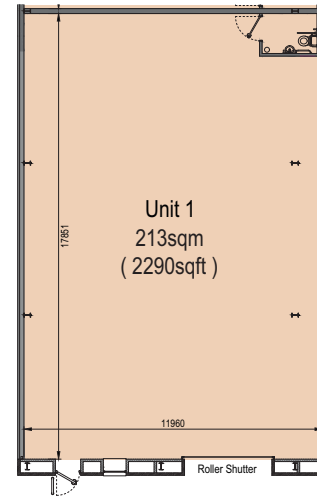
The property is located on Portobello Road, also having frontage onto Penshaw Way, with this being part of the wider Portobello Industrial Estate. The Estate is considered a strategic location having quick and easy access to the A1(M) as well as A194(M). The Estate is an improving mixed use industrial estate, the property has good access and is prominent, situated opposite a newly built industrial park. Newcastle City Centre is approximately 12.4 miles from the site, with Durham being 9.8 miles to the south and Sunderland 10.9 miles to the east.

SERVICES

Each property benefits from a 3-phase electric supply, water and BT connection.



UNIT NO	SIZE sq.ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
1	2,290	1	£27,480 + VAT	£1,400 + VAT	£570 + VAT	TO LET
2	2,820	1	£33,840 + VAT	£1,800 + VAT	£700 + VAT	TO LET
3	2,710	1	£32,520 + VAT	£1,700 + VAT	£670 + VAT	TO LET
4	2,330	1	£27,960 + VAT	£1,500 + VAT	£580 + VAT	TO LET
TOTAL	10,150		£121,800 + VAT	£6,400 + VAT	£2,520+ VAT	





Mandale Group

CONTACT

For further information or to arrange a viewing please contact:

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