

TO LET HYBRID INDUSTRIAL UNITS

2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

NE15

PHASE 3

LEMINGTON ROAD,
NEWCASTLE UPON TYNE, NE15 8SX



Mandale
Group

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VIEW OUR
VIRTUAL TOUR



htare.co.uk

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.

DESCRIPTION:

We will be constructing 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.

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.

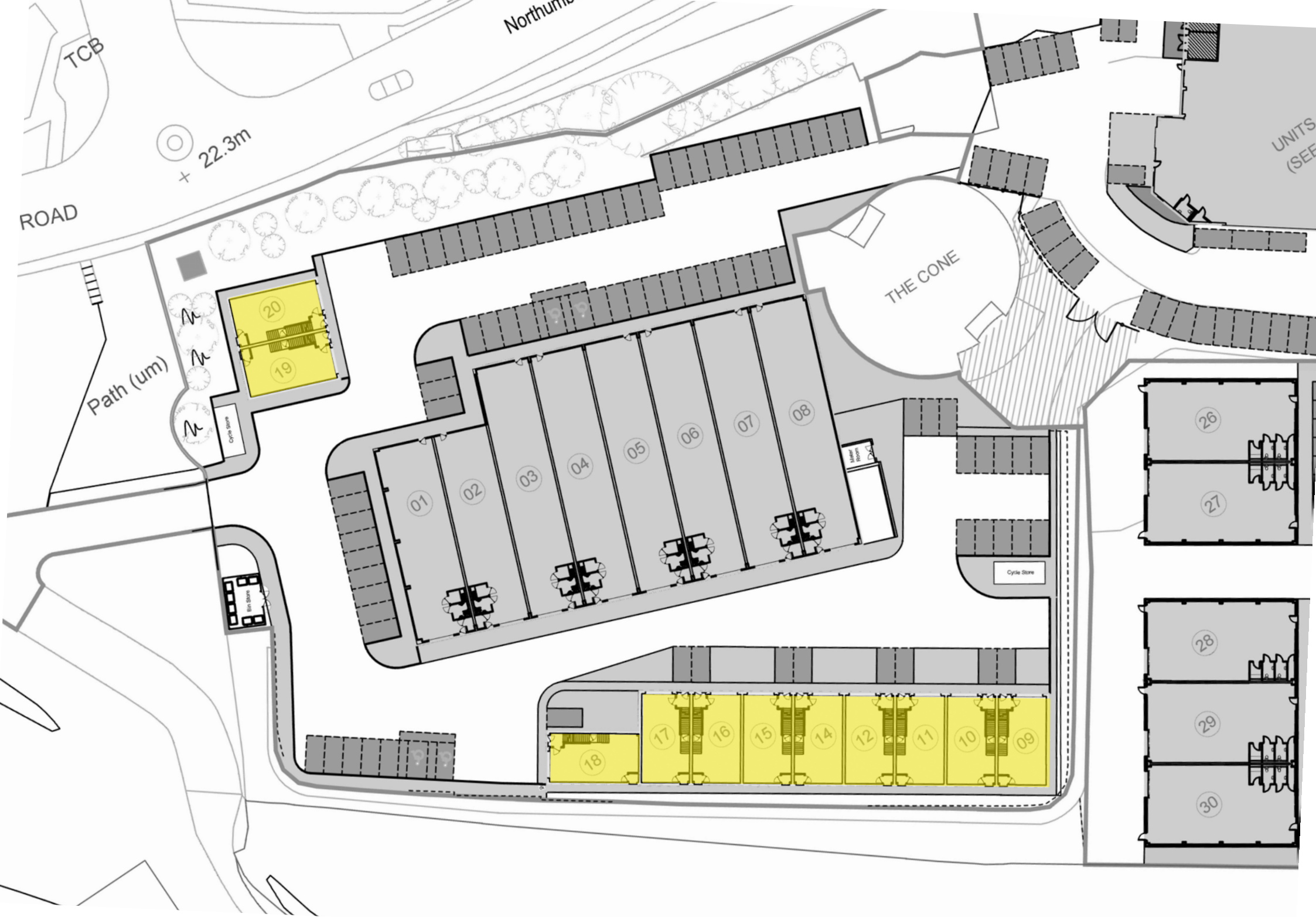
EPC:

To be provided upon completion of each unit.

RESERVATION:

Contact us today for further information and to reserve a property.

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		
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		



TCB

Northumbria

+ 22.3m

ROAD

Path (um)

THE CONE

UNITS (SEE)

Cycle Store

Bike Store

Water Room

Cycle Store

20
19

01
02
03
04
05
06
07
08

26

27

28

29

30

18
17
16
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14
12
11
10
09

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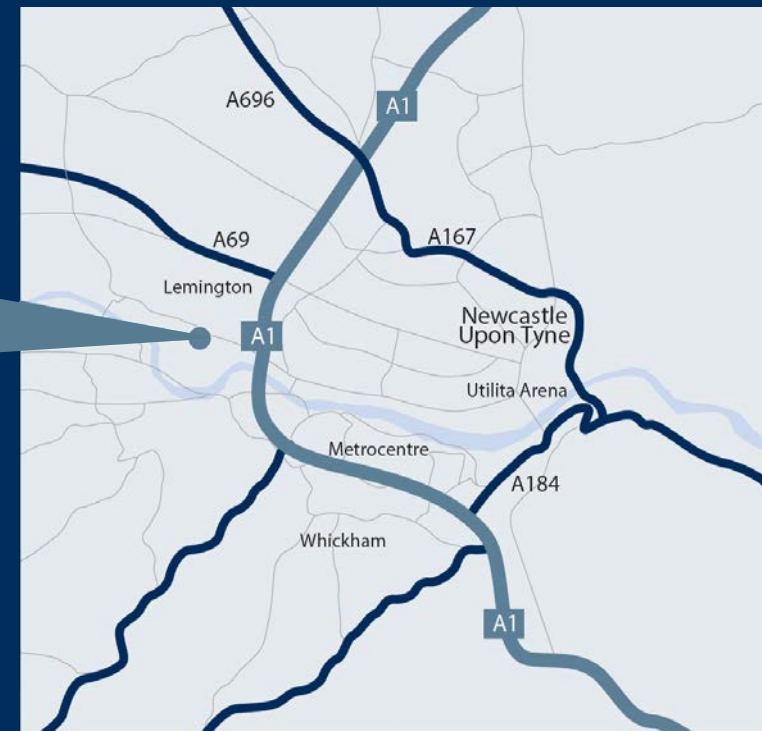
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MANDALE PARK

NE15



IMPORTANT NOTICE: These details were compiled July 2021 and whilst every reasonable effort has been made by Mandale Business 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. Mandale Business and their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business 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.