



TO LET

Unit 24 Mandale Business Park Lemington Rd NE15 8BU

- Recently refurbished industrial unit
- 5,965 sq ft
- Equipped with paint extract
- Ideal joinery workshop
- Ample estate car parking
- Offices and WCs
- Loading door

SUBJECT TO CONTRACT

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Joint agent



PROPERTY
CONSULTANTS

Location

Mandale Business Park NE15 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.

Description

The property forms part of the recently redeveloped Mandale Business Park NE15. The unit is the lower ground floor of a two-storey building with a substantial structural floor above dating back to the former glassworks use.

The main workshop has a floor to ceiling height of 2.52m to the concrete beams and 3.27m to the floor above. Loading is via an electric roller shutter measuring 3.62m wide by 2.88m high. A disabled WC and wash area are provided. The unit is currently fitted with a spray booth with ducted extractor.

Offices and additional storage are provided on a raised area to the rear of the unit.

Accommodation

	sq m	sq ft
Workshop	405.08	4,360
Office (restricted height)	70.32	757
Stores (restricted height)	78.76	848
Total GIA	554.17	5,965



Terms

Available by way of assignment of a lease expiring 31 May 2034, with tenant break options and rent reviews on 1st June 2028 and 2031.

Rent

Passing rent £40,000 pa

Business Rates

According to the Valuation Office Agency website the property has Rateable Value of £49,500.

Services

We understand that the property has three phase electrical supply and mains supplies of gas, water and drainage.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of B(42)

Anti-Money Laundering

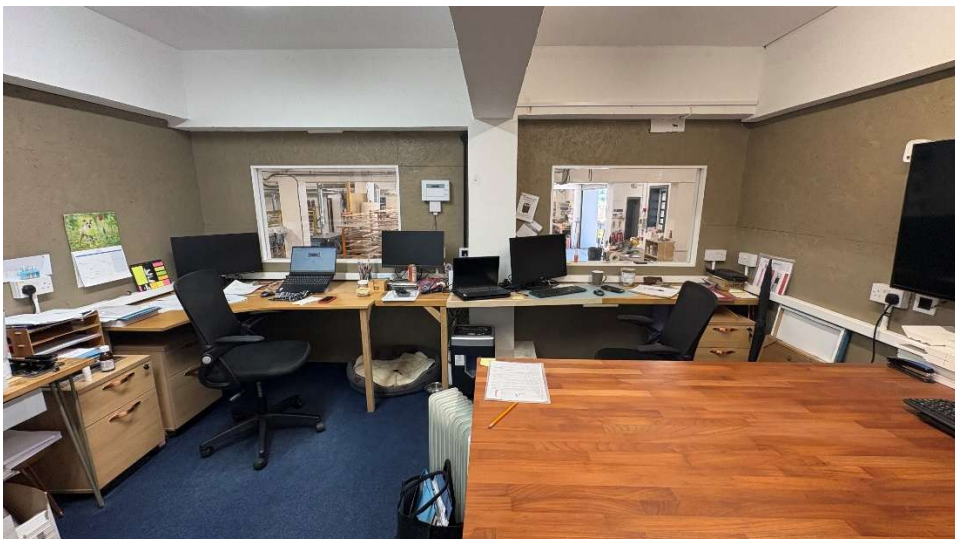
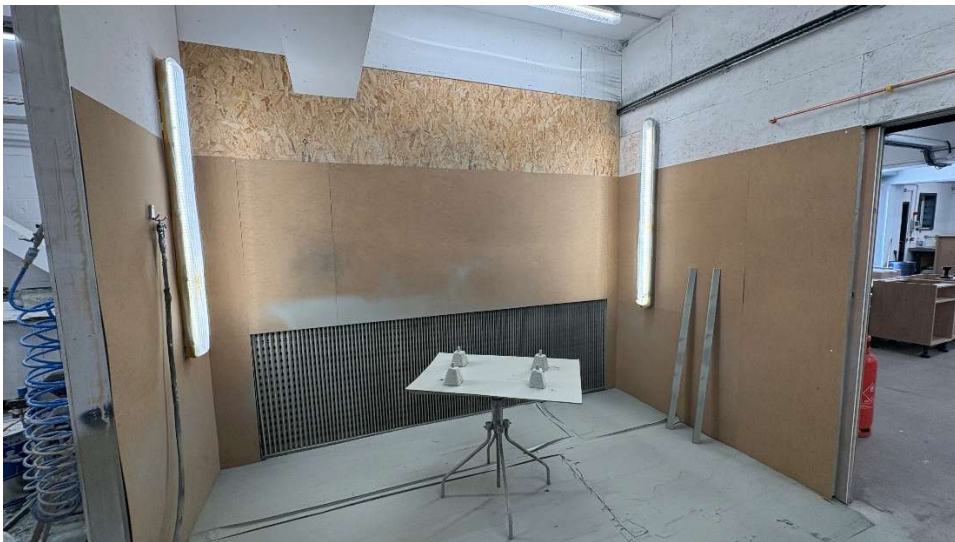
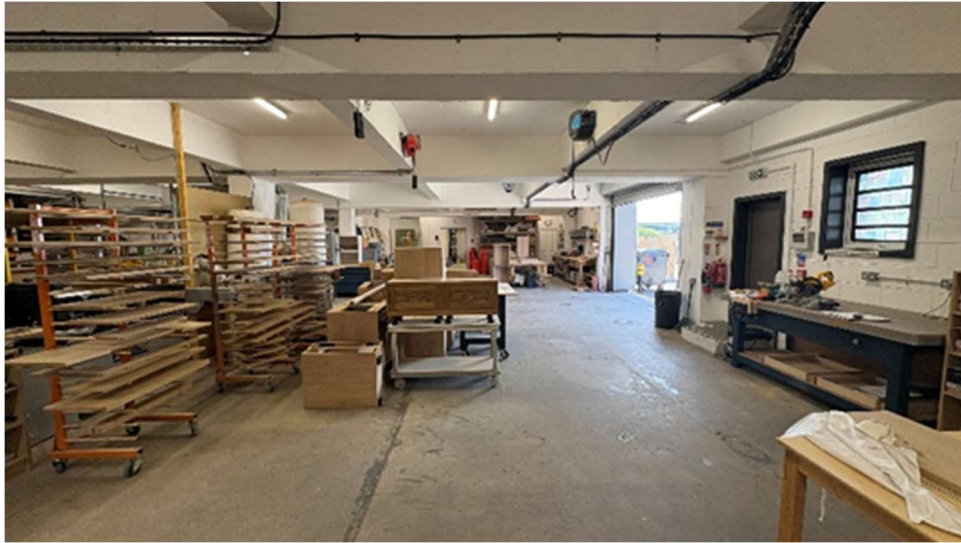
Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

Viewing

Via Agents HTA Real Estate

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Or joint agent Kevan Carrick on 07957 811824



MANDALE PARK

NE15
PHASE 2

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