



**Unit 23 Mandale Park, North Shields, NE29 7SH**  
**£18,000 Per Annum**

# Unit 23 Mandale Park, North Shields, NE29 7SH

- To Let
- Modern Trade Counter / Industrial Unit
- Close Proximity to A19 / Tyne Tunnel
- Net Internal Area 154 sqm (1653 sqft)
- Off Street Parking
- Rent: £18,000 pa

## LOCATION

The property is located on the western edge of North Shields and is positioned just off Wallsend Road in close proximity to the A19 junction which abuts the established Tyne Tunnel Industrial Estate which provides over 2.5 million sqft of industrial, business and commercial space.

The Tyne Tunnel is also close proximity this providing good access to other parts of the region.

## DESCRIPTION

The unit is finished to a high standard. It is constructed from a steel frame and insulated cladded system, it has an electric roller shutter door allowing for vehicular access / loading. The accommodation which is laid out over two floors includes toilet and kitchen facilities.

## ACCOMODATION

The Gross Internal Area (GIA) is as follows:  
154 sqm (1653 sqft)

## SERVICES

We understand that mains supply of electricity, water and drainage are connected to the property. There is no mains gas. (All interested parties should satisfy themselves with the local service providers)

## RATING LIABILITY

Enquiries via the Valuation Office Agency (VOA) website indicates that the property is assessed for Business Rates as follows:

Rateable Value £14,000

## TENURE

The property is available by way of a new full repairing and insuring lease for a minimum lease term of 3 years.

## RENT

The property is available at an initial rent of £18,000 per annum.

## SERVICE CHARGE

The property is subject to a service charge in relation to items such as the upkeep and maintenance of the common parts. The service charge is £569.08 per annum.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## LEGAL COSTS

Each party will be responsible for their costs in the transaction.

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser / Tenant will be required to provide two forms of identification and proof of the source of income.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings  
Commercial Sales and Lettings  
Professional Valuation of Commercial and Residential Property  
Home-buyer Survey and Valuation  
Property Management  
Acquisition

To find out more please contact us on 0191 257 1253 or e mail:  
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