

Workshop / Warehouse

REF: NE2221

21 Mandale Park, Lemington, Newcastle upon Tyne NE15 8SX



- GIA circa 258 sq.m. (2,775 sq.ft.).
- Suitable for a variety of uses.
- Easily accessible from A1(M).
- Designated yard space.
- Lease available by way of an assignment.
- RENT £18,500 per annum plus VAT.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This premises form part of the Mandale Park site in Lemington, which is located on the western outskirts of Newcastle upon Tyne.

Mandale Park is a relatively new development which was originally the site of the old glass works. One of the "cones" still remains and is a focal point of the development, now occupied by a children's nursery. There are good local amenities with an ASDA and a LIDL supermarket within walking distance.

Road access is excellent and the site is within a 5 minute drive of the A1 Western Bypass.

Description

The subject unit comprises one large open plan space which would be suitable for a variety of uses.

The space can be accessed via 2x roller shutter doors and there are also 2x personnel doors. There is a secure self-contained yard in front of the roller shutter doors which is accessed via a service road.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice and reported on a Gross Internal Area basis as follows:

Ground Floor

Workshop circa 2,775 sq.ft. (258 sq.m.)

Kitchen

Ladies & Gents Toilets

External

Designated Parking.

EPC

Rating tbc.

Services

Water and electricity is installed.



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Business Rates

The premises are listed on the VOA as;
Rateable Value £26,750

Terms

The unit is available by way of the assignment of a full repairing and insuring lease dated 19th Nov 2024 and expiring 31st Dec 2033.

The current rent is £18,500 per annum plus VAT payable monthly in advance.

The rent will increase to £27,000 per annum plus VAT from 1st Jan 2027 with further rent reviews via RPI on 1st Jan 2028 and 2031. There are also break clauses on the same dates.

Legal Costs

The ingoing tenant will be responsible for a share of the landlord's legal costs in the assignment of the existing lease.

Money Laundering Regulations

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



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