



## **TO LET** - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN LEMINGTON

1,550sq. ft. • Solar Energy • Two Storey • Mandale Park NE15

LEMINGTON ROAD, LEMINGTON, NEWCASTLE UPON TYNE, NE15 8SX

## MANDALE PARK NE15

### THE UNITS

We have constructed 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.

Each 1,550sq. ft. unit comes complete with a WC, kitchenette, electric roller shutter, BT connection, 3-phase electricity and water, ensuring a hassle-free and efficient work environment from day one.

The ground floor warehouse is perfect for storage whilst the load bearing first floor can be customised into limitless configurations suitable for any business.

### SOLAR

Every unit is fitted with its personal solar panel system, ensuring significant cost savings while granting you access to renewable energy right at your fingertips.

### THE DEVELOPMENT

Beyond the generous specification of the industrial units, Mandale Park NE15 takes pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

### HISTORY

Our new business park sits on a development steeped in a rich history dating back to the industrial age. Opened in 1787, 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 have restored this unique development back into a busy hive of workspaces, bringing jobs and businesses back to Lemington.

### TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.



MANDALE PARK

# NE15

LEMINGTON ROAD,  
NEWCASTLE UPON TYNE,  
NE15 8SX



VIEW OUR  
VIRTUAL TOUR

UNIT	TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
9	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
10	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
11	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
12	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
14	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
15	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
16	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
17	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
18	Hybrid	1,550	2	£18,500 + VAT	£1,000 + VAT	£300 + VAT	LET
19	Hybrid	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	LET
20	Hybrid	1,550	2	£20,000 + VAT	£1,000 + VAT	£300 + VAT	LET

\*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

## STANDARD SPECIFICATION



Electrically operated roller shutter door  
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)  
2.5m first floor height (approx)



Fire alarm system

## EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



## LOCATION

Mandale Park NE15 is situated in Lemington, approximately 4 miles to the west of Newcastle upon Tyne via the A695 Scotswood Road; a strong commercial location within the city for industrial, trade and auto trade uses. The estate is accessed directly off the A6085 with easy access to the A1(M) and A66, providing Mandale Park NE15 with excellent communications across the region.

## USEFUL DISTANCES

Newcastle Airport	7 miles
Leeds	109 miles
Edinburgh	121 miles
Teesside Airport	54 miles



MANDALE PARK

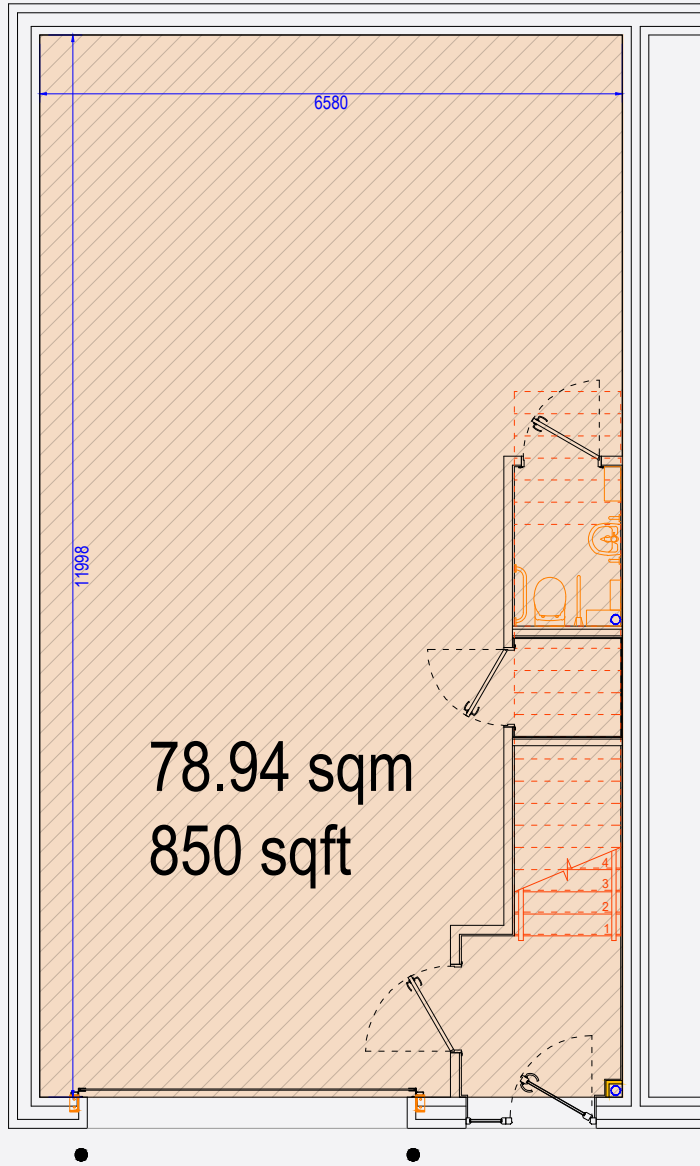
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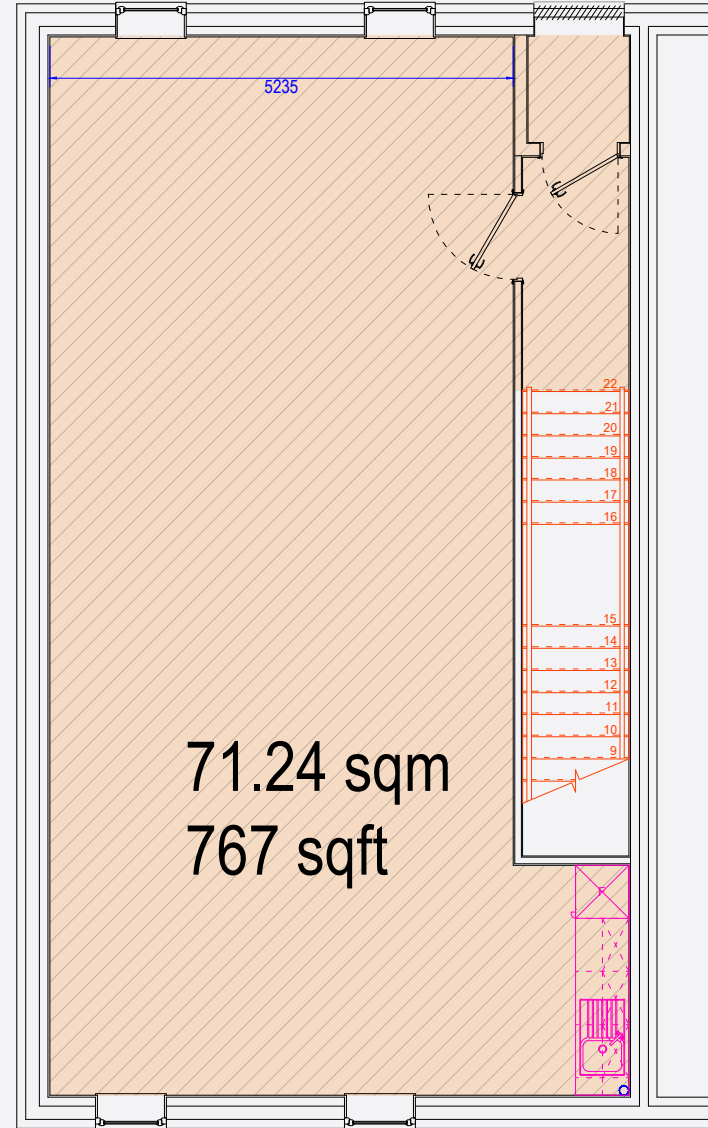


VIEW OUR  
VIRTUAL TOUR





Ground Floor



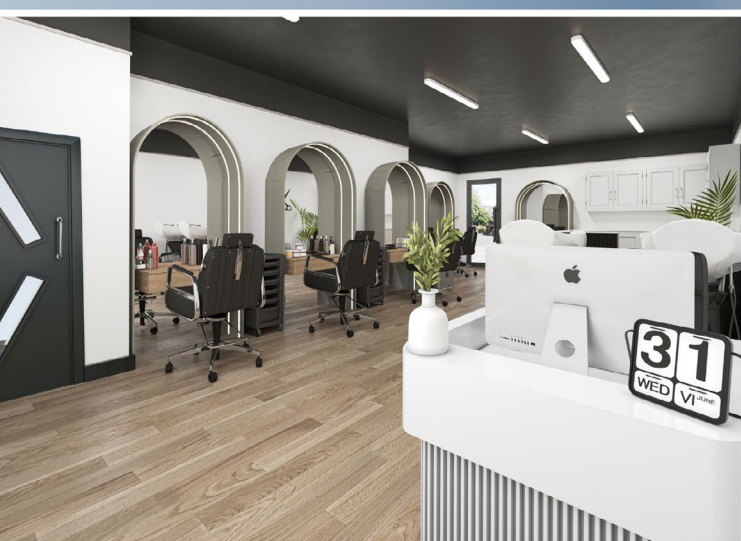
First Floor



SEE OUR UNITS IN ACTION



Scan the QR codes to watch short tours and explore how our tenants have customised their hybrid spaces for success across different industries.






# Mandale Group

## CONTACT

For further information or to arrange a viewing please contact:

**Joe Darragh**  
m. 07973 908 599  
e. [joe@mandale.com](mailto:joe@mandale.com)

**Rob Harriman**  
m. 07739 326 759  
e. [rob@mandale.com](mailto:rob@mandale.com)

[mandalegroup.com](http://mandalegroup.com)

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NE15 8SX**

 [tiles.admits.guitar](http://tiles.admits.guitar)



TAKE A LOOK  
AT HOW TENANTS  
HAVE DESIGNED  
THEIR UNITS



Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.