

# FOR SALE 15 INDUSTRIAL UNITS

## 2,270 sq.ft. each

New-build multi-let industrial opportunity

MANDALE PARK

# NE29

WALLSEND ROAD,  
NORTH SHIELDS, NE29 7SH



Mandale  
Group

# INVESTMENT SUMMARY

- We are looking for offers in the region of £5,315,000.00 which reflects a gross yield of 6%
- A rare opportunity to acquire a newly-constructed multi-let industrial estate located between two key infrastructure links; the Tyne Tunnel and Silverlink Interchange.
- Mandale Park NE29 sits at the heart of the North East region's trade and industrial market.
- 15 units let to a large variety of companies including the food, fitness, engineering and travel industries.
- Undoubted occupier market strength; all units were pre-let prior to practical completion and the vendor was able to increase asking rents during let-up, reflecting demand. Demand continues to soar as we have started to gather a waiting list from increasing interest.
- This phase comprises 15 industrial units with a net lettable floor area of 34,050.00 sq. ft.. The units have been completed to a very high standard providing and adaptable to any industry.
- The review patterns in each lease benefit from from uncapped RPI-linked rent reviews.
- Freehold



## THE UNITS

The investment comprises 15no standard industrial units spanning 2,270 sq. ft.. They are designed partly brick and block construction with the upper levels and roof cladded and insulated.

Internally, the units are clear span and incorporate a utility block featuring a store, kitchen and two WCs. The external envelope of the property comprises a glazed entrance feature.

At the rear of the property there is an electrically operated roller shutter door.





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## LOCATION

Mandale Park NE29 is located to the immediate east of the A19; the primary north/south trunk route to the east of Newcastle Upon Tyne, which connects North Tyneside to Yorkshire, Teesside and the national motorway network.

The local area, centred around the axis of the A19 and A1058 Coast Road, comprises the focal point for the industrial uses in North Tyneside, alongside a concentration of leisure, retail and office use.

The development sites equidistant from the Tyne Tunnel and the Silverlink Interchange.

**The Tyne Tunnel** is the only river crossing to the East of Newcastle Upon Tyne, caillitating over 17 million journeys per year and connecting North Tyneside to the national road network alongside key logistics infrastructure at the Port of Tyne. The Tyne Tunnel was dualled in 2012 to accommodate increasing volume.

**The Silverlink Interchange** connects the A19 with the A1058 Coast Road, linking Newcastle city centre to North Tyneside, Northumberland and the Scottish borders, while providing access south via the Tyne Tunnel. Capacity at the Silverlink Interchange was significantly upgraded in 2019 via the creation of a triple-storey stacked roundabout.



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## TENANCIES & ACCOMMODATION

These 15 industrial units have a combined net income of £320,000 plus VAT per annum as detailed below.

All tenancies are drawn on fully repairing and insuring terms and every lease benefits from reviews to the higher or OMV or uncapped RPI.

UNIT	COMPANY	TERM	START	BREAK	REVIEW	END	SQ. FT.	RENT	RATE
26	UK Eco Hub Ltd	10	24.10.23	10.10.28	10.10.28	19.20.33	2,270	£24,000	10.57
27	Ludlow Property Solutions Ltd (Luke Ludlow)	9	19.08.22	01.12.25 01.12.28	01.12.25 01.12.28	30.11.31	2,270	£22,000	9.70
28	Rockbreakers (UK) Ltd	10	19.08.22	18.10.27	18.10.27	17.10.32	2,270	£22,000	9.70
29	McDonald's Restaurants Ltd	10	19.08.22	15.11.27	16.11.27	15.11.32	2,270	£22,000	9.70
30	McDonald's Restaurants Ltd	10	19.08.22	15.11.27	16.11.27	15.11.32	2,270	£22,000	9.70
31	Atomic Precision Engineering Ltd (Dan Fullen & Iain Anderton)	10	19.08.22	18.10.27	18.10.27	17.10.32	2,270	£22,000	9.70
32	ANLT Sports Holdings Ltd (Lee Taylor & Alex Nicholson)	20	23.08.22	01.11.27 01.11.32 01.11.37	01.11.27 01.11.32 01.11.37	31.10.42	2,270	£22,000	9.70
33	Pearson Travel Ltd (Shaun Pearson)	10	19.08.22	20.09.27	20.09.27	19.09.32	2,270	£22,000	9.70
34	Stag Fitness Ltd (Karl McGuire & Ashley Hawksworth)	10	30.08.22	31.08.28	31.08.27	30.08.32	2,270	£18,000	7.93
35	AM Performance Cars Ltd (Mark Younger & Andrew Ray)	10	30.08.22	01.09.27	01.09.27	31.08.32	2,270	£22,000	9.70
36	DC Upholstery Services Ltd (David Collier)	10	20.12.22	24.08.27	24.08.27	23.08.32	2,270	£18,000	7.93
37	Tutti & Co (N.E) Ltd	10	05.10.22	24.08.27	24.08.27	23.08.32	2,270	£18,000	7.93
38	Bulldog-Sports Ltd (Jamie Longmuir)	10	21.09.22	12.08.27	12.08.27	11.08.32	2,270	£22,000	9.70
39	Tyneside Resins Ltd (Kingfisher Media Ltd)	10	15.09.22	12.08.25 12.08.28	12.08.27	11.08.32	2,270	£22,000	9.70
40	Tyne Audio Ltd (Johnathan Mellor)	10	25.01.23	11.08.27	11.08.27	10.08.32	2,270	£22,000	9.70

34,050 £320,000

The current estate servicharge runs at £0.40 per sq. ft.



## **EPC**

Available on request

## **ANTI-MONEY LAUNDERING REGULATIONS**

In accordance with AMLR, two forms of identification and confirmation of the course of funding will be required from the successful purchaser.

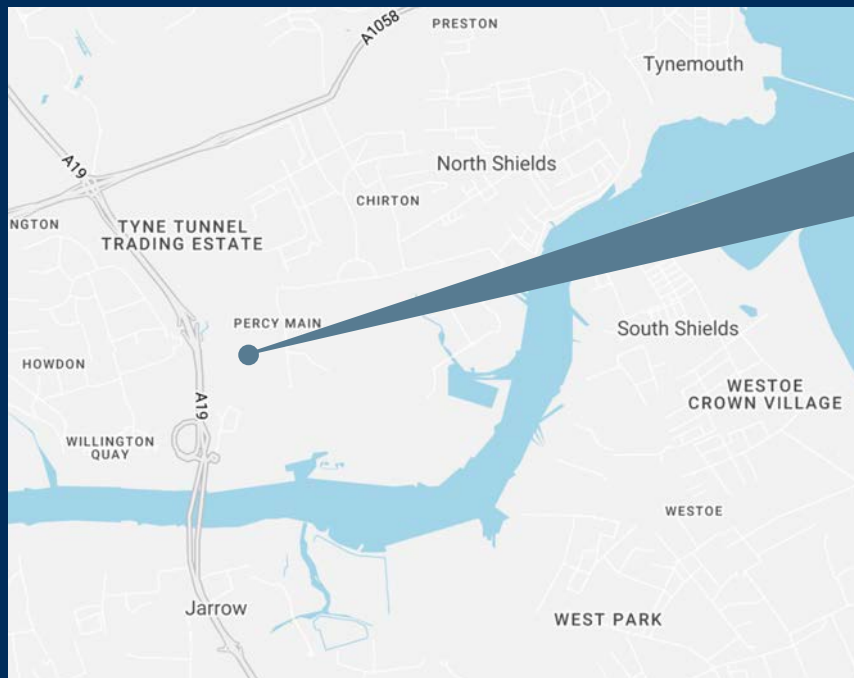
## **VAT**

The property has been elected for VAT and it is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC).

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M24

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