

**FOR SALE**

**INDUSTRIAL/TRADE INVESTMENT OPPORTUNITY**

6 MODERN UNITS OF VARYING SIZES (SOME WITH SECURED YARDS)

MANDALE PARK

**NE15**

LEMINGTON ROAD,  
NEWCASTLE UPON TYNE, NE15 8SX



**Mandale  
Group**

MANDALE PARK

# NE15

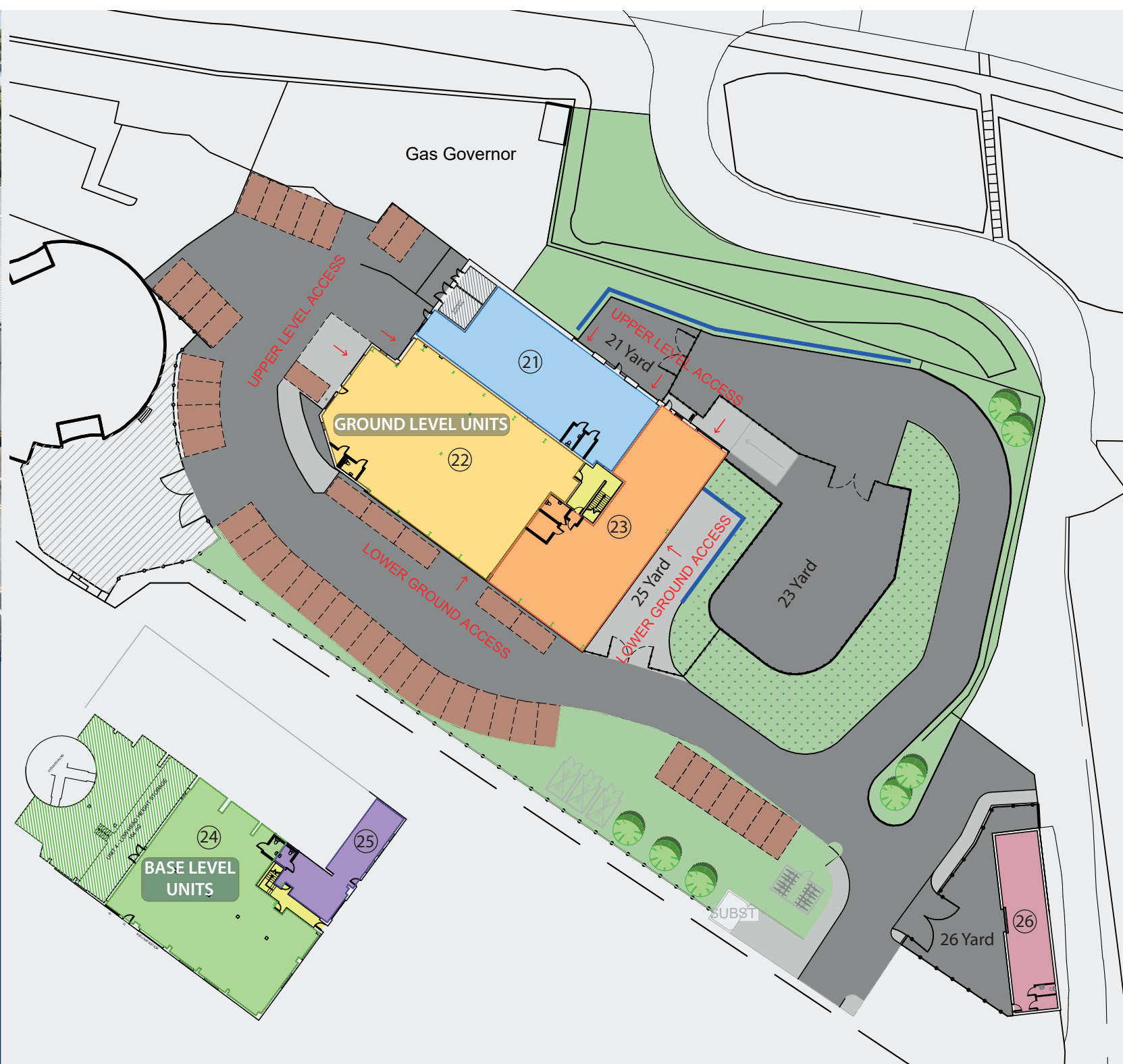
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NEWCASTLE UPON TYNE,  
NE15 8SX

## INVESTMENT SUMMARY

- A rare opportunity to acquire a multi-let industrial estate located in Lemington, Newcastle upon Tyne.
- The property comprises a refurbished multi-let industrial estate spanning six units totalling 16,971sq. ft.
- The tenant mix is varied and focussed on clean, trade-orientated use. The salient rental tone of **£10** per sq ft is well-established and all leases benefit from rent reviews to the higher of OMR or uncapped RPI.
- Direct access to the A6085, which links in turn the A1(M), A69 and Newcastle city centre.
- Freehold
- Offers sought in the region of **£2,540,000** which equates to a net yield of **6.5%**

Unit	Company	Term	Start Date	Break	Review (OMV or RPI, the higher of)	Finish	Sq. Ft.	Yard	Insurance pa + VAT	Service Charge pa + VAT	Rent	Notes
21	Peter Charlton	9	22.12.23	01.01.27 01.01.30	01.01.27 01.01.30	31.12.32	2777	Yes	£690	£1,250	£27,000	Equestrian Storage & Sales
22	Windows Plus Roofs Ltd	9	28/02/24	26/02/27 26/02/30	26/02/27 26/02/30	25/02/33	5091	No	£1,275	£2,290	£50,000	Window Sales
23	Yellow Boxes Management Ltd	10	19/03/24	01/04/29	01/04/29	31/04/34	3444	Yes	£860	£1,550	£35,000	Catering
24	NooK Design Ltd	10	01.05.24	30/03/29	01/05/29	30/04/34	3788	No	£950	£1,700	£40,000	Furniture Manufacturer
25	Balloon-ilicious Ltd	9	24/11/23	01.01.27 01.01.30	01.01.27 01.01.30	31/12/32	871	Yes	£220	£390	£10,000	Events Company (weddings & online sales)
26	Talvinder Singh	9	01.12.23	01/12/26	01.12.26 01.12.29	30/11/32	1000	Yes	£250	£450	£14,000	Storage and Distribution
									<b>£4,245</b>	<b>£7,630</b>	<b>£176,000</b>	





## UNITS 21 - 26

16,971 SQ FT



24 HOUR  
CCTV



STEEL SECURED  
DOORS



3 PHASE  
ELECTRIC & WATER



AMPLE FREE  
PARKING



BIKE STORES



ELECTRIC ROLLER  
SHUTTER DOOR

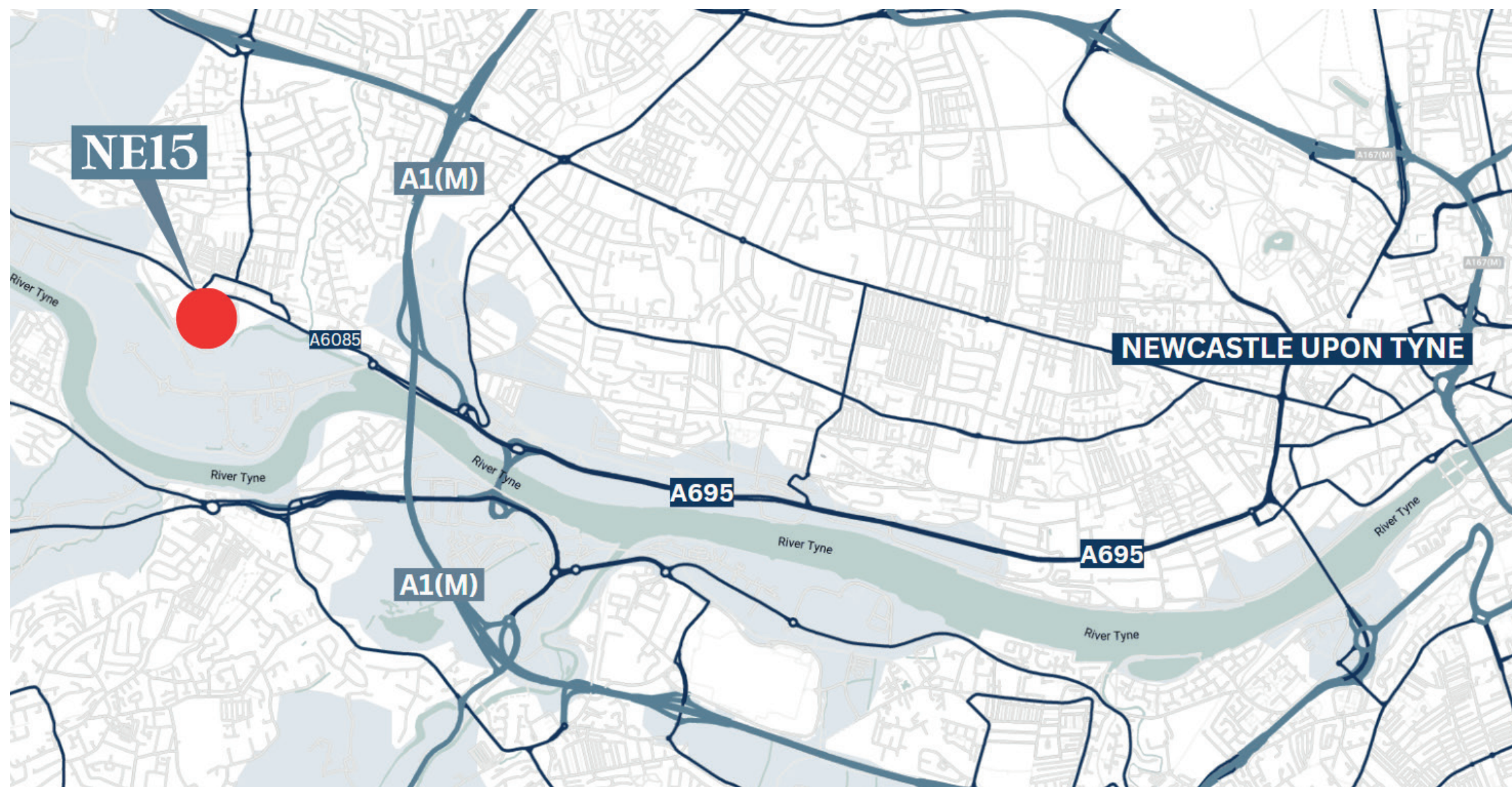


## LOCATION

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 subject estate is accessed directly off the A6085 with easy access to the A1(M) and A66, providing Mandale Park NE29 with excellent communications across the region.

## USEFUL DISTANCES

Newcastle Airport	7 miles
Darlington	39 miles
Leeds	109 miles
Edinburgh	121 miles
Teesside Airport	54 miles





## DESCRIPTION

This investment opportunity comprises six individual industrial units of varying sizes, with the added advantage of four units offering private secured yards.

Among the units, two are situated across ground floor & base level, while the remaining four units are positioned at ground level solely. Notably, one of these six units (no. 26) stands independently, boasting a detached status and private secured yard.

Constructed with durability in mind, the properties feature a robust-steel frame, reinforced in concrete floors and a combination of composite cladding and brick exterior.

Internally, most units are equipped with a convenient internal amenity block, housing essential services such as a kitchen, WC and store facilities.

Each property is equipped with its own meter, ensuring independent utility management, along with the added benefits of 3-phase electricity, electrically operated roller shutter doors and ample free parking.

## HISTORY

Mandale Park NE15 sits on a development steeped in a rich history dating back to the industrial age.

Opened in 1787, and spanning nearly 200 years of production, 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 new ownership, this unique estate has been restored back into a busy hive of workspaces, bringing jobs and businesses back to Lemington.





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