

1.11 ACRE STORAGE YARD FOR SALE OR TO LET

PLANNING CONSENT FOR VEHICLE STORAGE

PRIME NEWCASTLE LOCATION IN ESTABLISHED INDUSTRIAL ESTATE

MANDALE PARK

NE15

LEMINGTON ROAD,
NEWCASTLE UPON TYNE, NE15 8SX



Mandale
Group

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mandalegroup.com
01642 605514



THE PLOT

This expansive plot comes with the invaluable advantage of planning consent for vehicle storage, opening doors to a myriad of lucrative industries. Whether you're in the bustling sector of car sales or the high demand for car storage solutions, this parcel of land offers endless possibilities. The land also benefits from road access and light power supply to site. Seize this chance to elevate your business prospects in Lemington's vibrant commercial landscape today.

List of viable opportunities this land has to offer:

- Vehicle sales
- Vehicle storage
- Caravan storage
- Goods yard
- Transport yard
- And many others

SIZE GIA ACRE	SIZE GIA SQ FT	SALES PRICE + VAT	RENT PA + VAT	SERVICE CHARGE	INSURANCE
1.1	48,650	£420,000	£40,000 + VAT	£2,000 + VAT	£1,200 + VAT

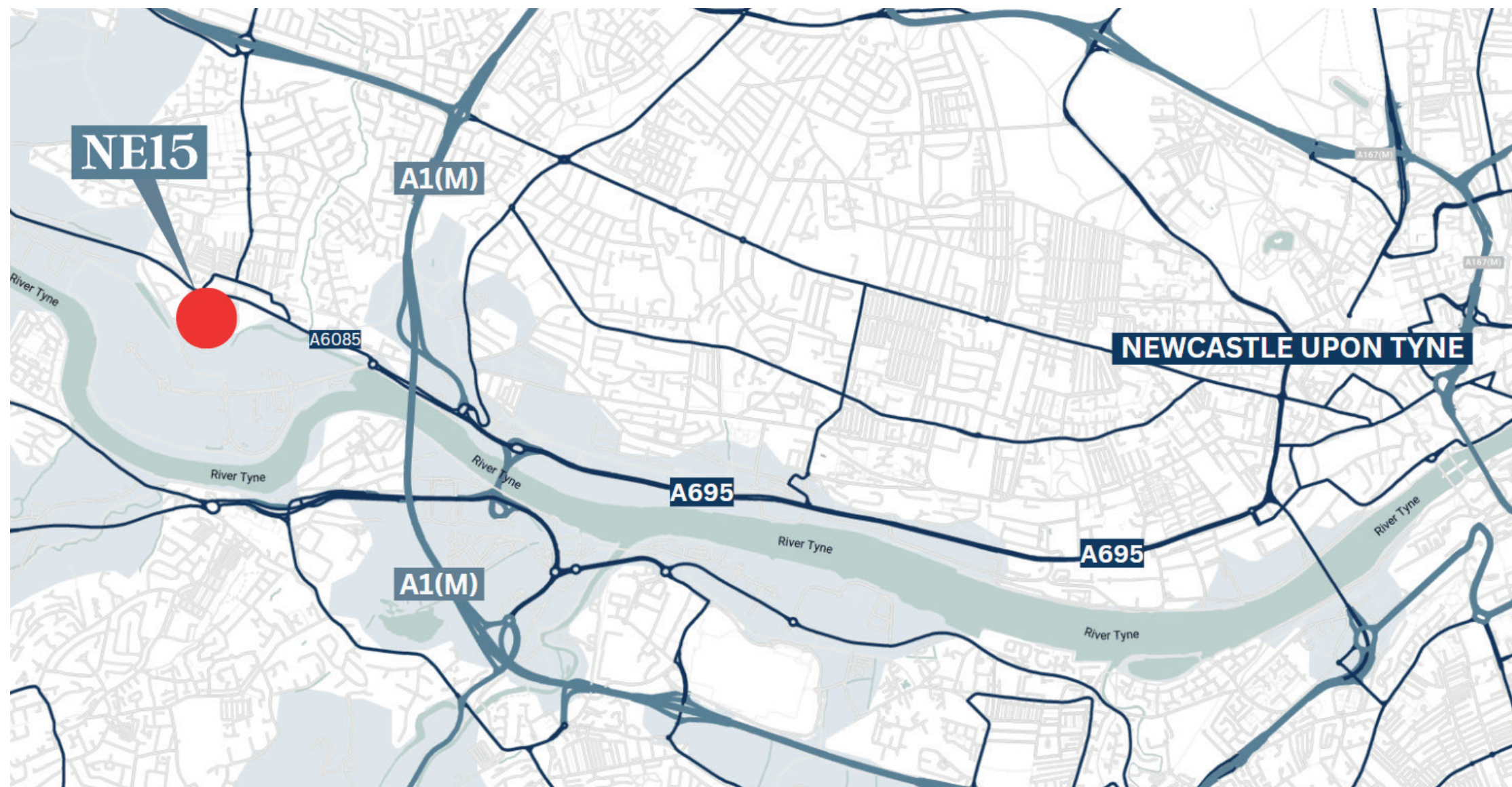


LOCATION

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), providing Mandale Park NE15 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



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Vertu Motors

4520m² YARD (1.1 ACRE)

For further information or to arrange a viewing please contact:

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