

**FOR SALE - TRIPLE INVESTMENT**  
**26 FREEHOLD INDUSTRIAL UNITS**  
**ANNUAL INCOME OF £627,300**

MANDALE PARK

**NE15**

LEMINGTON ROAD,  
NEWCASTLE UPON TYNE, NE15 8SX



**A CHANCE TO PURCHASE PRIOR TO COMPLETION**

  
**Mandale**  
Group

MANDALE PARK

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# NE15

## 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 26 units totalling 57,861 sq. 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
- Annual rental income of £627,300.00
- Offers sought in the region of **£8,850,000.00** which equates to a net yield of approximately **6.5%**

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## THE DEVELOPMENT

This investment opportunity comprises 26 individual industrial units of varying sizes, with the added advantage of five units offering private secured yards.

Phase 1 comprises 8 industrial/workshop units ranging from 2,640 sq. ft. to 3,030 sq. ft. Additionally featured here is The Cone, which endured a complete overhaul delivering an impressive 3,340 sq. ft. outlet with a 5,150 sq. ft. secured yard. Being the tallest building in Lemington, it poses as an iconic landmark in the local area.

Phase 2's 11 hybrid units come 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.

Phase 3 features a collection of 6 refurbished units. 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.

Phase 4 features two yards totalling over 2 acres of land, the freehold of which has now been sold. Yard 1 has been purchased by Vertu Motors and the second by Thrifty Car Rental.

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

Internally, most units are equipped with an electric roller shutter door, convenient internal amenity block housing essential services such as a kitchen, WC and store facilities, 24 hour security and ample free parking.

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.

## MANAGEMENT

The Portland Group expertly manages the entire estate, ensuring seamless operations and upkeep. An annual service charge of approximately 45p per square foot covers all associated estate management costs.

This fee is directly billed to tenants, meaning you, as an investor, won't have to handle the estate's day-to-day maintenance. With Portland handling everything and tenants covering the costs, investing in this industrial development offers you a hassle-free experience.

Phase 1



Phase 2



Phase 3





**26 UNITS**  
**57,871** SQ FT



24 HOUR  
CCTV



EV CHARGE  
POINTS\*



3 PHASE  
ELECTRIC & WATER



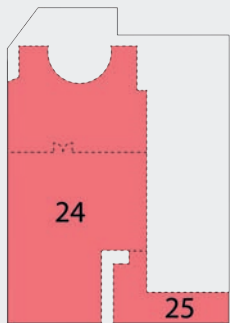
AMPLE FREE  
PARKING



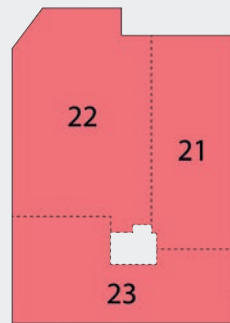
BIKE STORES



ELECTRIC ROLLER  
SHUTTER DOOR



21-25 Lower Ground Plan



21-25 Lower Ground Plan

## TENANCIES & ACCOMMODATION

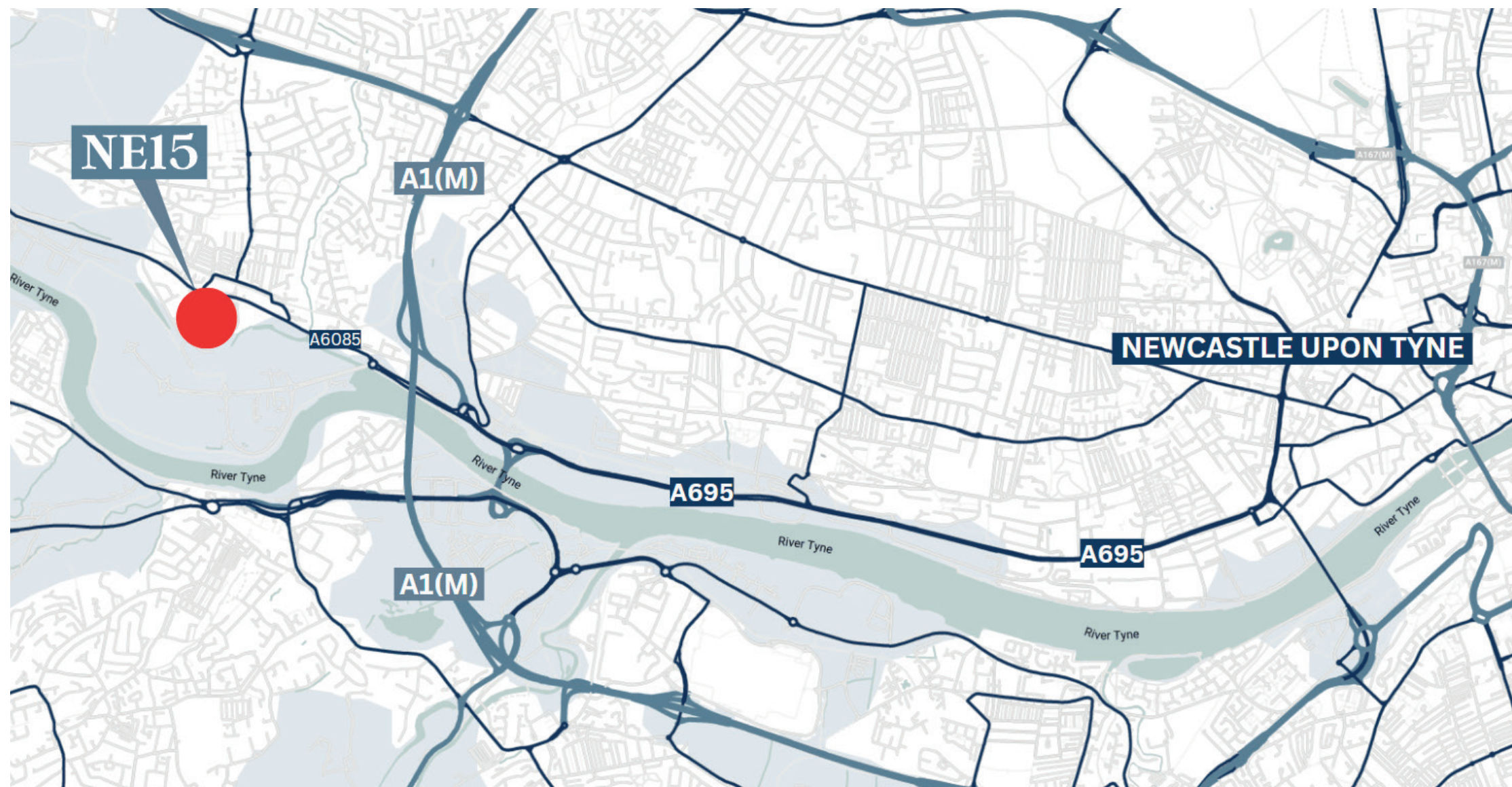
Unit	Company	Term	Start Date	Break	Review (OMV or RPI, the higher of)	Finish	Sq. Ft.	Service Charge pa + VAT	Rent	Notes	
1&2	Albion Stoves	10	16.05.23	16.05.28	16.05.28	15.05.33	4280	£1,285	£42,800	Sale of fires & BBQs	
3	Trylight Productions Ltd	10	01.06.23	02.06.28	02.06.28	31.05.33	2640	£790	£26,400	Audio Company	
4	Dipping Donuts Events Ltd	10	08.06.23	08.06.28	08.06.28	07.06.33	2640	£790	£26,400	Storage & Distribution of Trailers	
5	V9	10	29.11.23	01.12.28	01.12.28	30.11.33	2640	£790	£26,400	Laundry Company	
6	Bang On Print	10	22.12.23	01.03.29	01.03.29	28.02.33	2640	£790	£26,400	Printing Company	
7	Trident Air Conditioning	10	21.09.23	01.10.28	01.10.28	25.09.33	2640	£790	£26,400	Air Conditioning Company	
8	Anlaby Office Cleaning Services Ltd	10	01.02.24	01.02.27 01.02.29	01.02.29	31.01.34	3030	£810	£30,000	Commercial Cleaning Company	
Cone	Sammy Bear Day Care	10	01.02.24	01.02.29	01.02.29	31.01.34	3340	£1,336	£40,000	Children's Nursey	
9	Glass Assist UK Group	9	20.05.24	20.05.29	20.05.29	19.05.34	1550	£620	£18,500	Windscreen Replacement	
10	To be let by landlord	10	TBC	TBC	TBC	TBC	1550	£620	£18,500		
11	To be let by landlord	10	TBC	TBC	TBC	TBC	1550	£620	£18,500		
12	To be let by landlord	10	TBC	TBC	TBC	TBC	1550	£620	£18,500		
14	To be let by landlord	10	TBC	TBC	TBC	TBC	1550	£620	£18,500		
15	To be let by landlord	10	TBC	TBC	TBC	TBC	1550	£620	£18,500		
16	To be let by landlord	10	TBC	TBC	TBC	TBC	1550	£620	£18,500		
17	Mountfair Homes	10	20.05.24	20.05.29	20.05.29	19.05.34	1550	£620	£18,500	Residential Management	
18	LDA Group Ltd	9	28.05.24	28.05.27 28.05.30	28.05.27 28.05.30	27.05.33	1550	£620	£18,500	Construction Company	
19	To be let by landlord	10	TBC	TBC	TBC	TBC	1550	£620	£20,000		
20	To be let by landlord	10	TBC	TBC	TBC	TBC	1550	£620	£20,000		
21	Peter Charlton	9	22.12.23	01.01.27 01.01.30	01.01.27 01.01.30	31.12.32	2777	£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	£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	£1,550	£35,000	Catering	
24	Nook Design Ltd	10	01.05.24	30.03.29	01.05.29	30.04.34	3788	£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	£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	£450	£14,000	Storage and Distribution	
Yard 1	Vertu Motors									Freehold SOLD	
Yard 2	Thrifty Car Rental									Freehold SOLD	
							<b>57,871</b>	<b>£21,831.00</b>	<b>£627,300.00</b>		

## 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 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



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## CONTACT

For further information or to arrange a viewing please contact:

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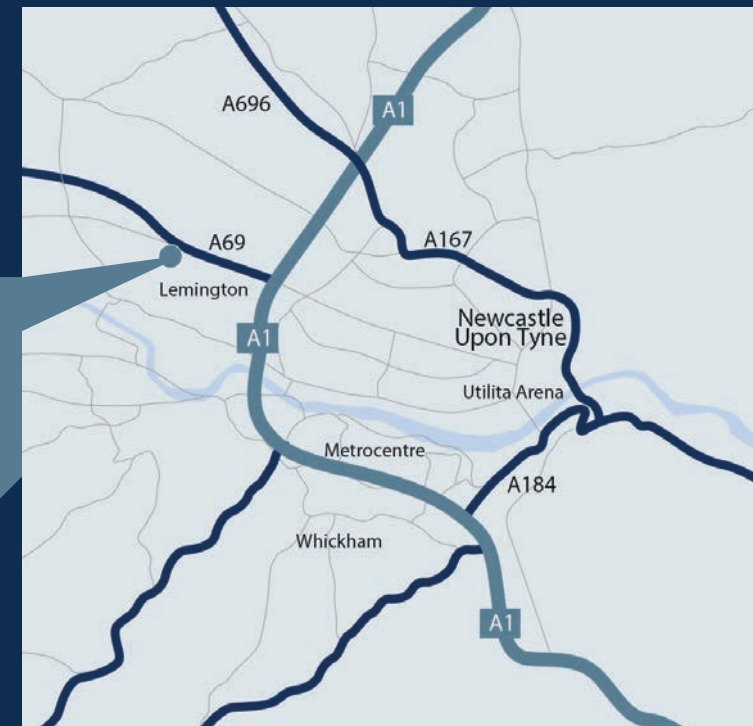
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