



Unit 23 Mandale Park, Lemington Road, Newcastle upon Tyne NE15 8BU

- Industrial unit with secure gated compound
- Unit 307 sq. m. (3,304 sq. ft.) / Compound 400 sq. m. (4,310 sq. ft.)
- Versatile space suitable for a variety of uses
- Prime location just off A1 (M)
- Ample on-site parking
- 3 phase electrics

Rent £35,000 + vat per annum

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Location

Situated within the well-established Mandale Park industrial estate, Unit 23 offers a strategically positioned commercial space in the heart of Lemington, to the west of Newcastle upon Tyne. This modern industrial unit benefits from excellent transport connectivity, with easy access to the A1(M) and the Scotswood Road (A695), providing seamless routes into Newcastle city centre, Gateshead, and the wider Tyne and Wear region.

Description

The estate is a secure and professionally managed business park, home to a range of light industrial, manufacturing, and logistics operators. Unit 23 itself is a versatile unit suitable for a wide array of commercial uses, including warehousing, distribution, workshop facilities, or specialised production. It features a spacious open-plan interior, store, and W.C with high ceilings and a roller shutter door for efficient loading and unloading, and dedicated on-site parking. The unit also benefits from a large secure yard to the side of the property.

Fixtures & Fittings

Our client has a large industrial fridge onsite; this could be removed or possibly available with separate negotiation.

Industrial Unit Floor Area

307 sq. m. (3,304 sq. ft.)

Secure Compound Floor Area

400 sq. m. (4,310 sq. ft.)

Rent

£35,000 + vat per annum

Service Charge

£2,500 + vat per annum

Tenure

Leasehold – Lease terms to be negotiated.

Rateable Value

The 2025 Rating List entry is Rateable Value £24,750

Viewing

Strictly by appointment through this office.

Important Notice

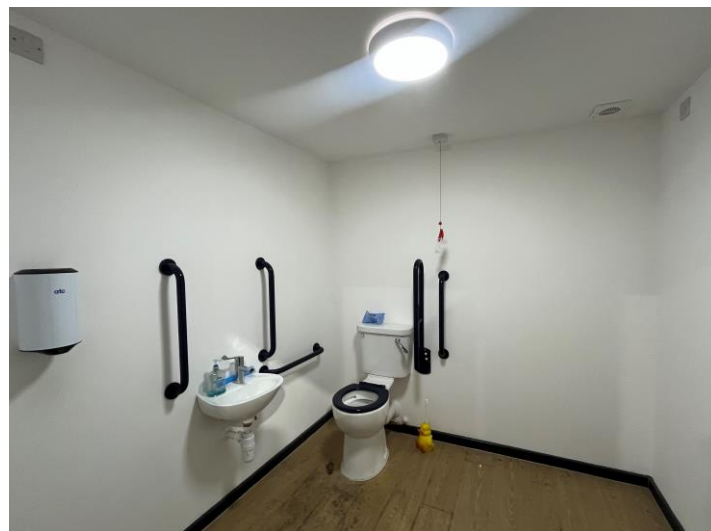
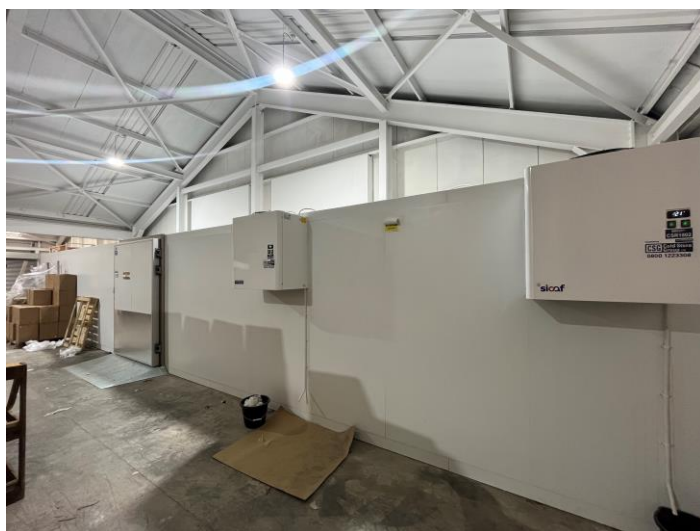
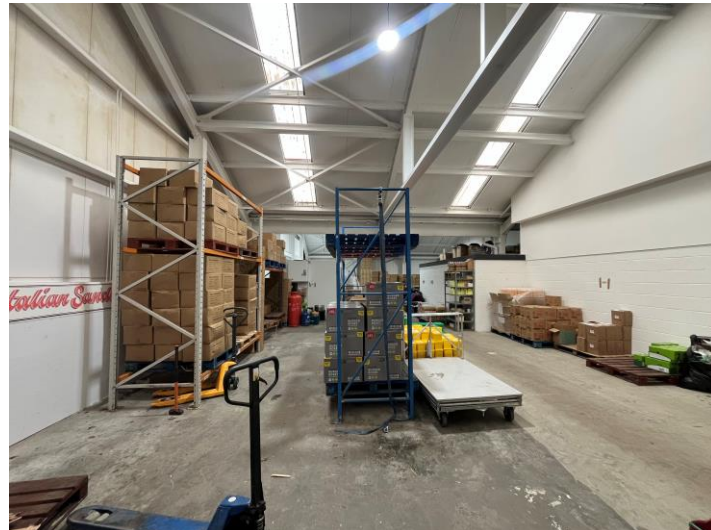
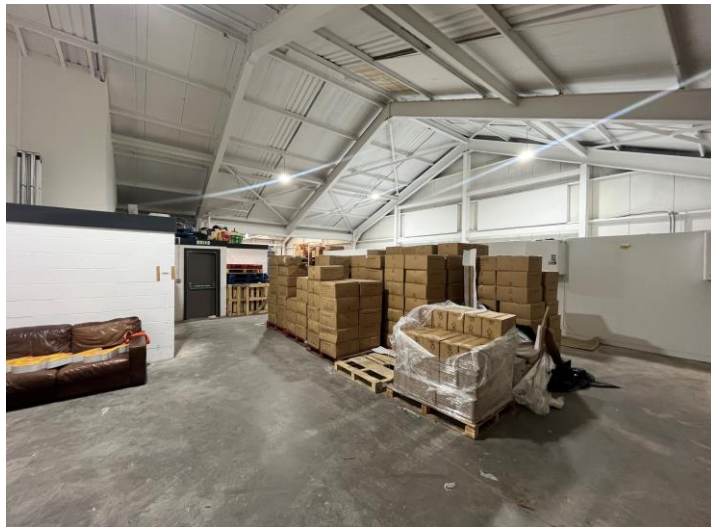
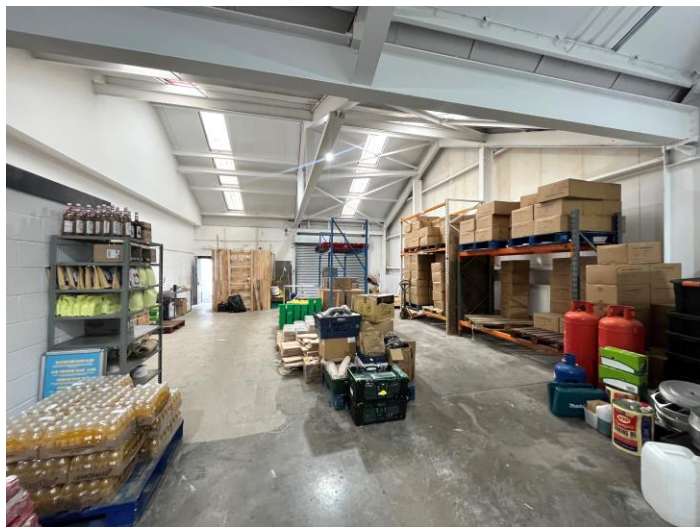
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I254 (Version 2)

Prepared 5th June 2025



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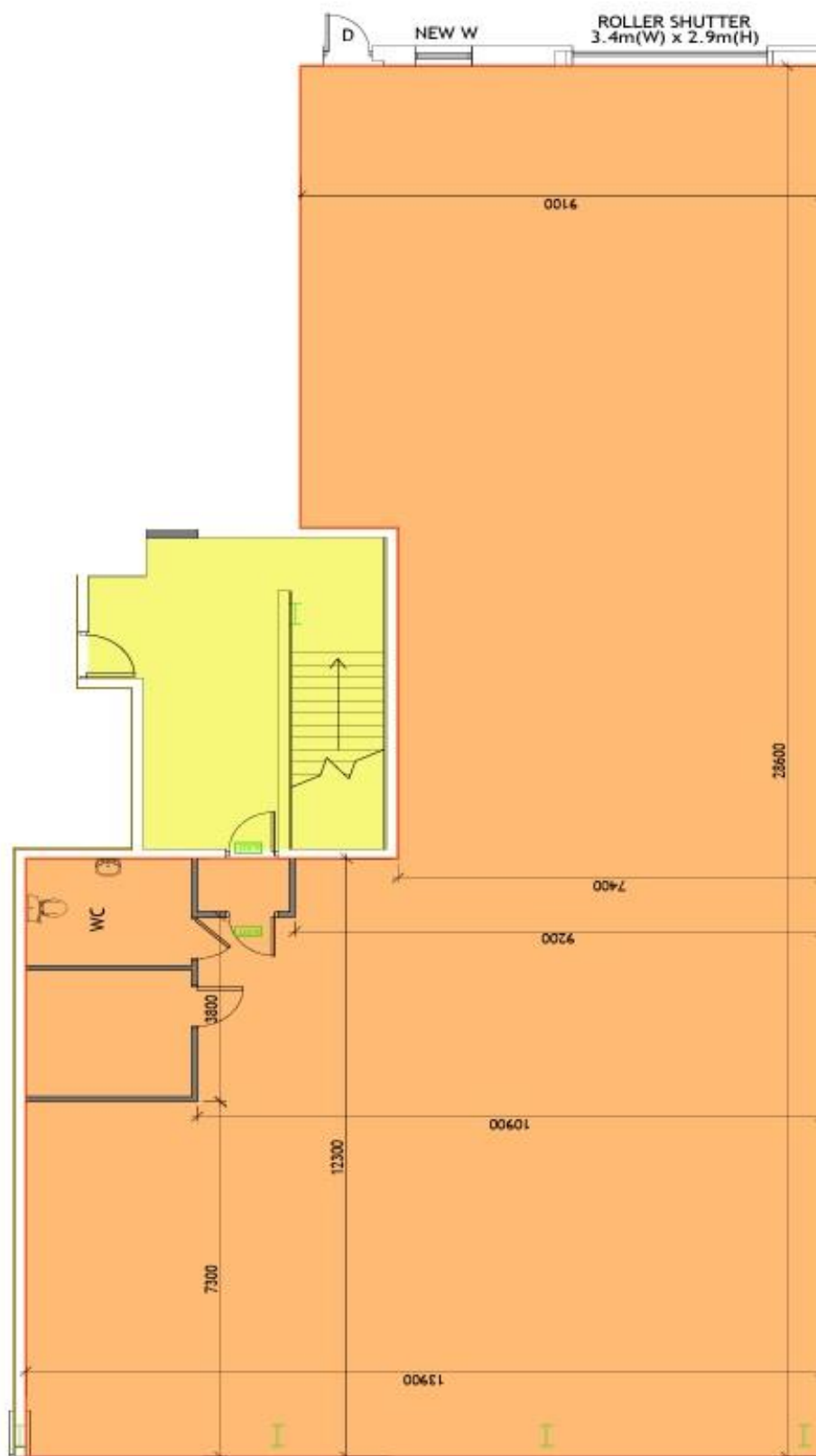
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