



## Industrial/Workshop Unit

2,884 ft<sup>2</sup> (267.75m<sup>2</sup>)

- Rarely Available.
- Excellent communication links via A19.
- Assignment or sublet.
- Well established location.

For further information please contact:

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## TO LET

Unit 37, Mandale Business Park, Wallsend  
Road, North Shields, NE29 7FN

### Location

The Unit is located at Mandale Business Park, just off the Wallsend Road, North Shields. Set within an established industrial area the premises offer excellent communication links via the A19 which lies approximately 0.3 miles away. The A19 offer access both north and south to the wider region and beyond.

### Description

The property comprises an end terrace unit of steel portal frame construction with a combination of brick and blockwork infill walls, metal cladding to external elevations and profile sheet decking to the roof. Internally the unit comprises of an office area to the front, a warehouse/storage area to the rear, and a mezzanine space. The warehouse area benefits from painted concrete floor, LED lighting and a minimum eaves height of 5.78m and a maximum height of 9.2m.

The unit has a roller shutter door providing access to the rear, measuring 4m x 4m, and benefits from WCs, kitchen facilities and parking. The unit also benefits from an EV charging point.

### Accommodation

The property comprises the following net internal areas;

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Office	48	516.67
Mezzanine	68.8	740.56
Warehouse	151.15	1,627
<b>Total</b>	<b>267.75</b>	<b>2,884</b>

### Services

The property is connected to all main services.

### Tenure

The property is available to let by assignment or sublet until August 2032. Tenant break clause August 2027.

### Rent

£18,000 per annum.

### Rateable Value

The property has a Rateable Value (2023 list to present) of £15,500.

### EPC

The Unit has an EPC rating of A(24) valid until 31<sup>st</sup> July 2032.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

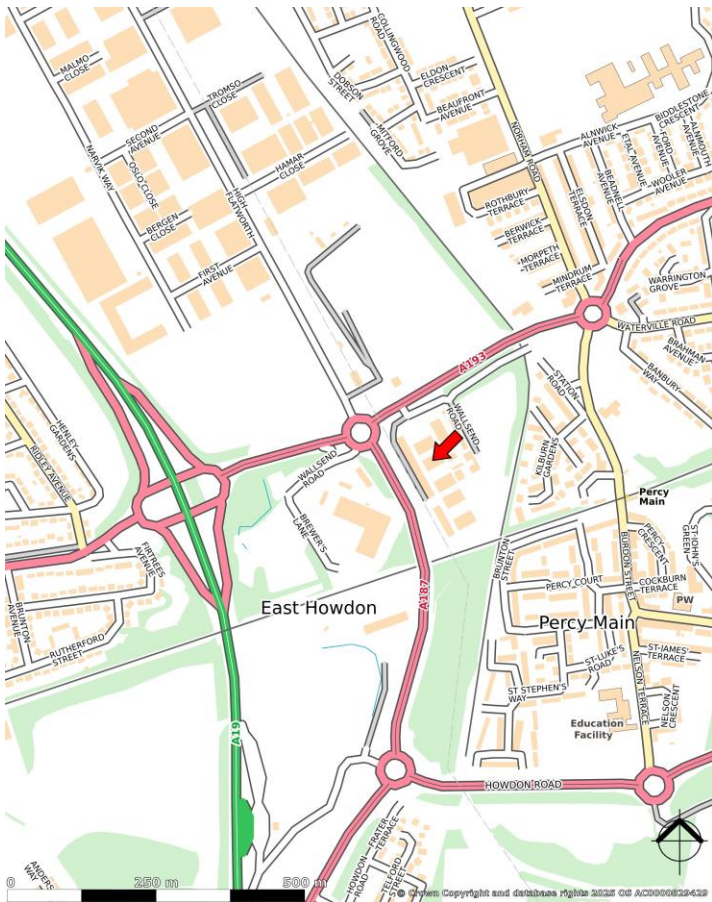
- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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**VAT**

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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