



Industrial/Workshop Unit

2,884 ft² (267.75m²)

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

For further information please contact:

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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;

	M²	Ft²
Ground Floor Office	48	516.67
Mezzanine	68.8	740.56
Warehouse	151.15	1,627
Total	267.75	2,884

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

£22,000 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 31st July 2032.

Legal Costs

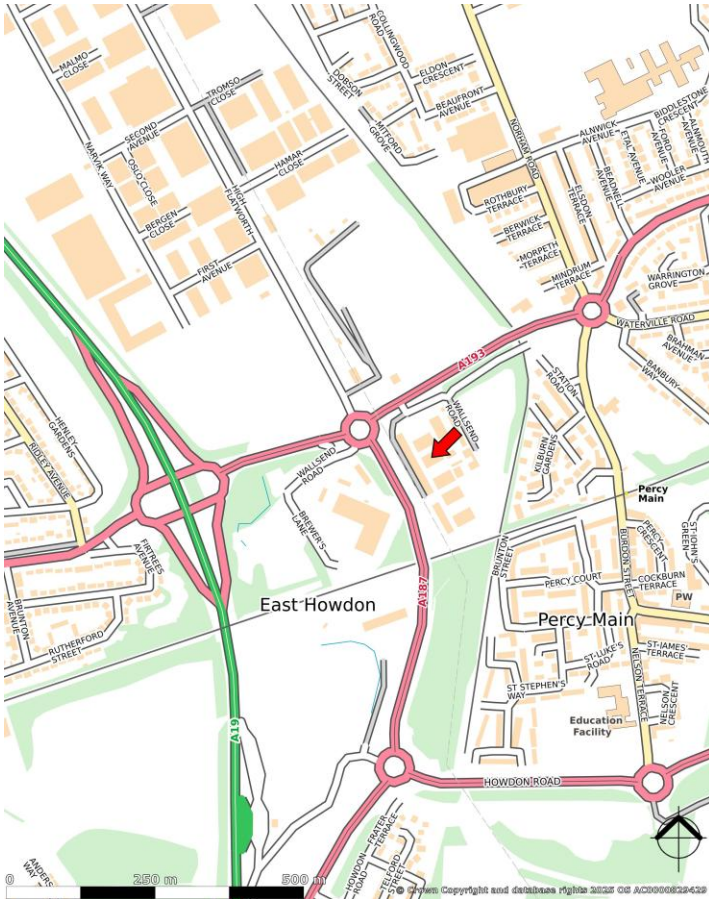
Each party to be responsible for their own legal costs incurred in this transaction.

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

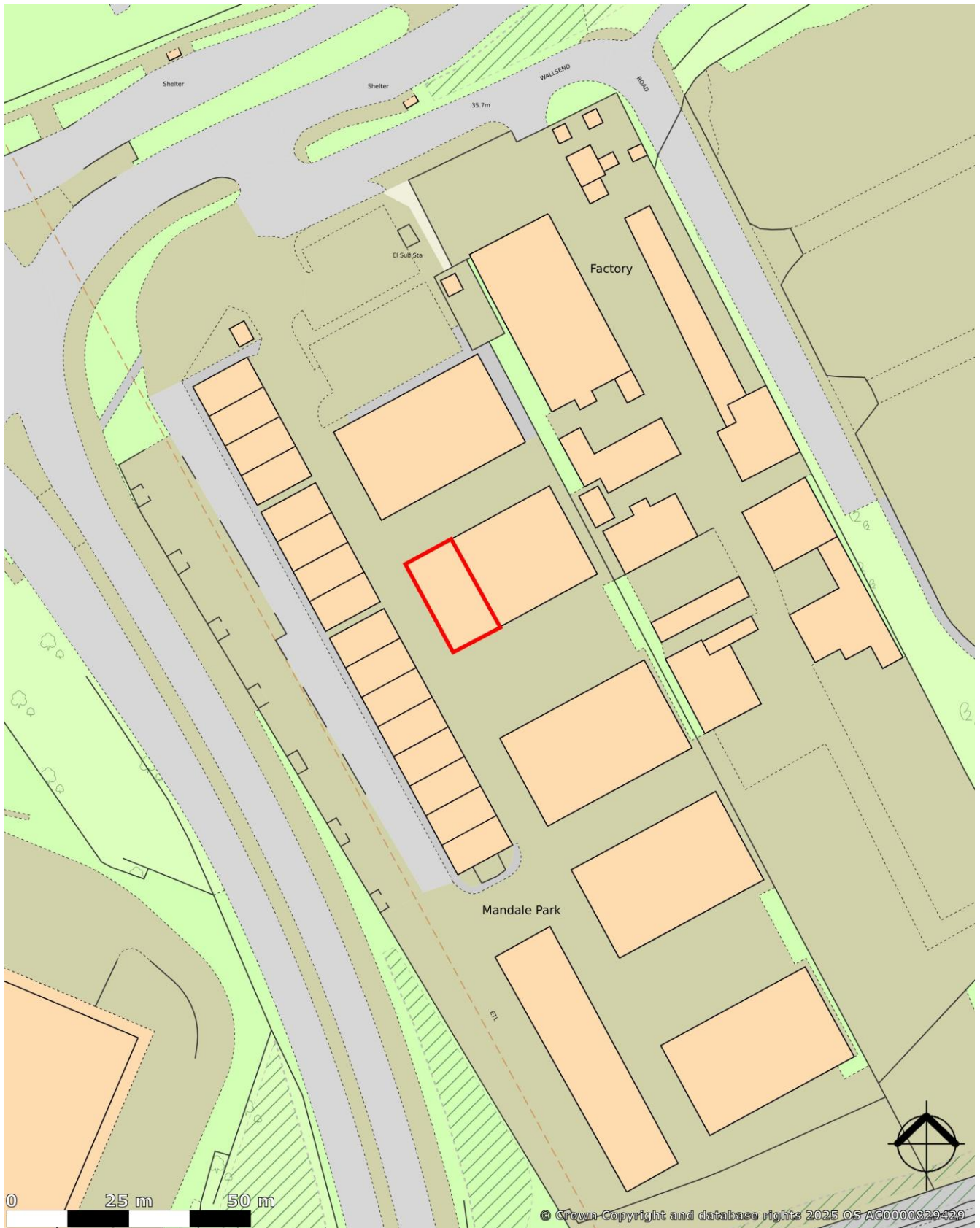
VAT

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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