



Industrial/Workshop Unit

2,200 ft² (204.385m²)

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

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
D: +44 (0)191 2111564

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
T: 07734 229958

2nd Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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.

Accommodation

The property comprises the following net internal areas;

	M²	Ft²
Warehouse	204.385	2,200
Total	204.385	2,200

Services

The property is connected to all main services.

Tenure

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

Rent

£22,000 per annum.

Rateable Value

The property has a Rateable Value (2023 list to present) of £21,000.

EPC

The Unit has an EPC rating of A(24) valid until 26th September 2032.

Legal Costs

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

VAT

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

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