



Industrial/Workshop Unit

2,200 ft² (204.385m²)

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

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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.

Accommodation

The property comprises the following net internal areas;

	M ²	Ft ²
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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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

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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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