

To Let



Unit 18, Mandale Business Park

Wallsend Road, North Shields, NE29 7FN

 **naylors**

To Let

Industrial /Workshop Unit

1,500 Sq Ft (139.35 Sq M)

- Rarely available
- Excellent communication links via A69
- Assignment of sub-let
- Well established location

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 offers access both north and south to the wider region and beyond.

Description

The property comprises the following:

- End terrace hybrid unit of steel portal frame construction.
- Combination of brick and blockwork infill walls, cladding the external elevations and profile sheet decking to the roof.
- Ground floor warehouse space with office space on the first floor.
- Painted concrete floor and LED lighting.
- Open plan office with LED lighting and carpeted throughout.
- Roller shutter door providing access to the front.
- WCs, kitchen facilities and parking.

Accommodation

The property comprises the following net internal areas:

Ground Floor Warehouse:	800 sqft	(74.3 sq m)
First Floor Office:	700 sqft	(69.67 sq m)
Total:	1,500 sqft	(139.35 sq m)

Services

The property is connected to all mains services.

Tenure

The property is available to let by assignment or sub-let until October 2032. Tenant break clause April 2028.

Rent

£18,000 per annum.

EPC

The unit has an EPC rating of B valid until 5 March 2033.

Rateable Value

The property has a Rateable Value (from 1 April 2026) of £17,750.

Legal Costs

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

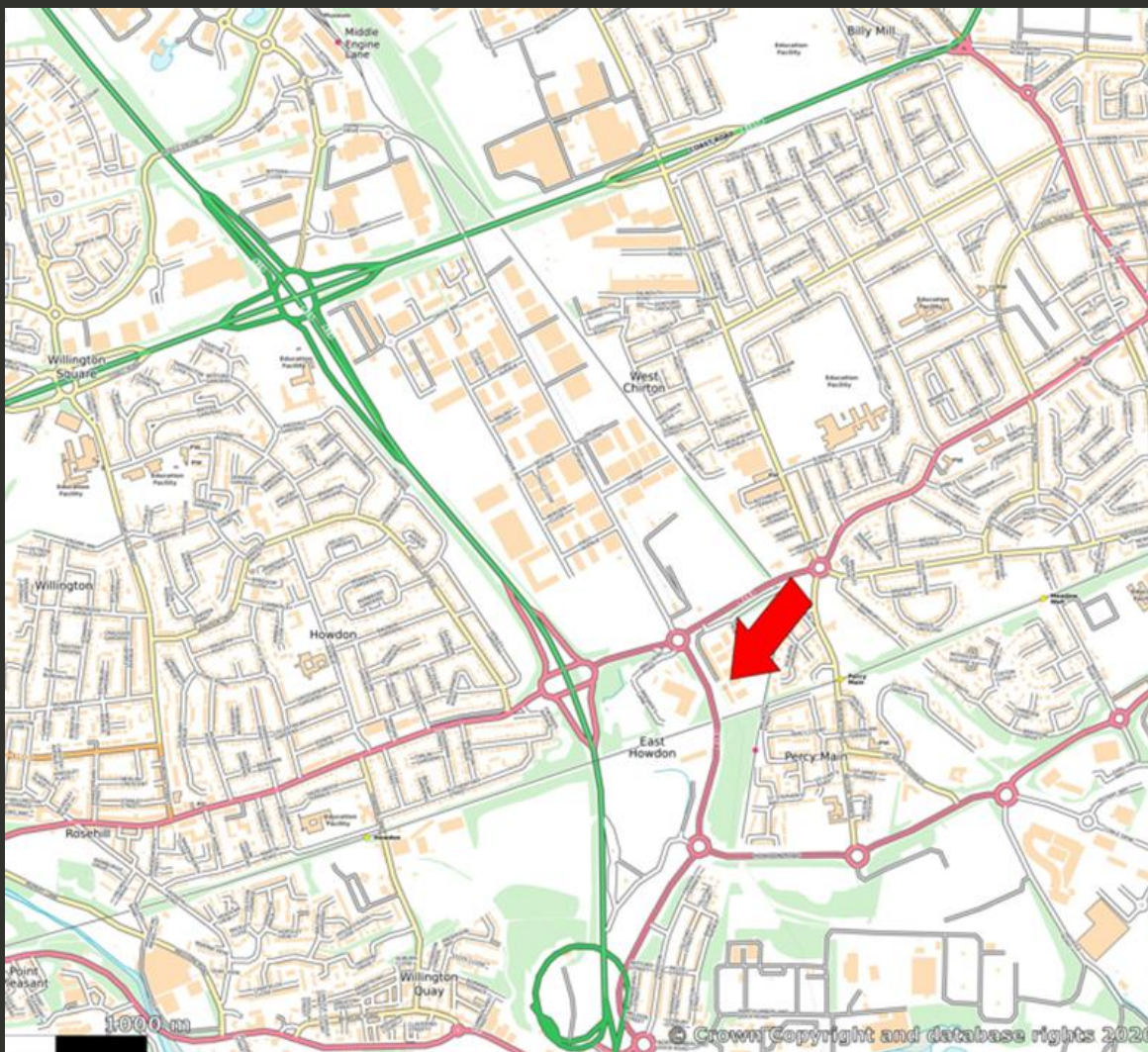
VAT

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

Anti-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).





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