

TO LET

24 two storey hybrid
units at 1,500 sq.ft. each
ideal for start-up or
growing businesses

MANDALE PARK

NE29

WALLSEND ROAD, PERCY MAIN,
NORTH SHIELDS, NE29 7SH

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NORTH SHIELDS,
NE29 7SH**

LOCATION:

Mandale Park NE29 is located just off Wallsend Road, within North Tyneside's largest industrial trading area. Directly opposite is Tyne Tunnel Trading Estate, which provides over 2.5 million sqft of industrial, business & commercial space.

The development benefits from excellent road transport links with the A19 in the immediate vicinity, and the Port of Tyne within close proximity. For staff and personal transport, Percy Main metro station is a very short walk away.

THE DEVELOPMENT:

The estate is made up of a range of industrial units in varying sizes.

Mandale Park NE29 will consist of 24 hybrid commercial units. These units come in a 2 storey configuration measuring circa 800sqft on the ground floor and circa 750sqft on the first floor. The nature of construction of these units means that they are ideal for a variety of uses. The first floor is constructed to be high load-bearing providing the option of further storage space upstairs, but the windows to the rear of the first floor means that this space would also make the perfect office, studio, showroom, or whatever you want it to be.

The ground floor is accessed by way of a personnel door and an electric roller shutter, allowing for quick and simple loading and off-loading of goods. These units are fitted out to an exceptional standard, meaning they will be ready to move into, saving you time and money. Each unit will be equipped with toilet and kitchen facilities.

UTILITIES:

Internet – Each unit will benefit from FTTP (fibre to the premises) connectivity.

Electricity – Each unit is fitted with a 20KvA 3-phase supply.

Gas – There is no gas supply within these properties.

Each unit will be billed individually for their own utility consumption and tenants will be responsible for arranging their own telecommunications installation and connection.



HYBRID SHOWROOM FLOORPLAN



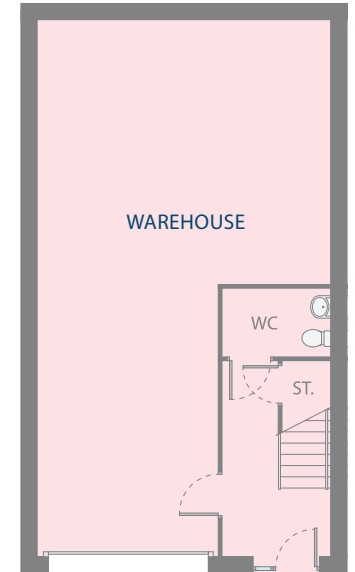
A sample of suggested use and layouts

HYBRID WAREHOUSE MIX FLOORPLAN



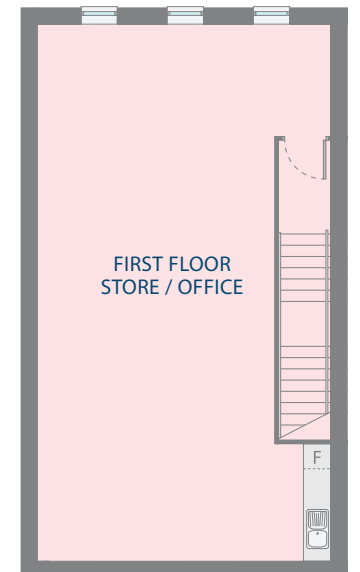
A sample of suggested use and layouts

FLOOR PLANS - 6.45m x 12m (approx)



Warehouse
74m² (800ft²)

SITE PLAN



First floor store / office
70m² (750ft²)

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UNIT	UNIT SQ FT	FLOORS	FF HEIGHT	YARD	ANNUAL RENT	SERVICE CHARGE	ANNUAL INSURANCE
1 to 24	GF: 800 + FF: 750	2	3.5m	No	£16,000 + VAT	£450 + VAT	£300 + VAT



Tenure

Units are available by way of new full repairing and insuring leases.

VAT

Applicable where required.

Business Rates

Exempt for qualifying small businesses on the 1,500 sq.ft. Hybrid units only. Prospective tenants must make their own enquiries to ensure exemption.

For details contact:

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mandale.com

IMPORTANT NOTICE: These details were compiled September 2021 and whilst every reasonable effort has been made by Mandale Business to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Mandale Business and their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business the seller/lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.



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