

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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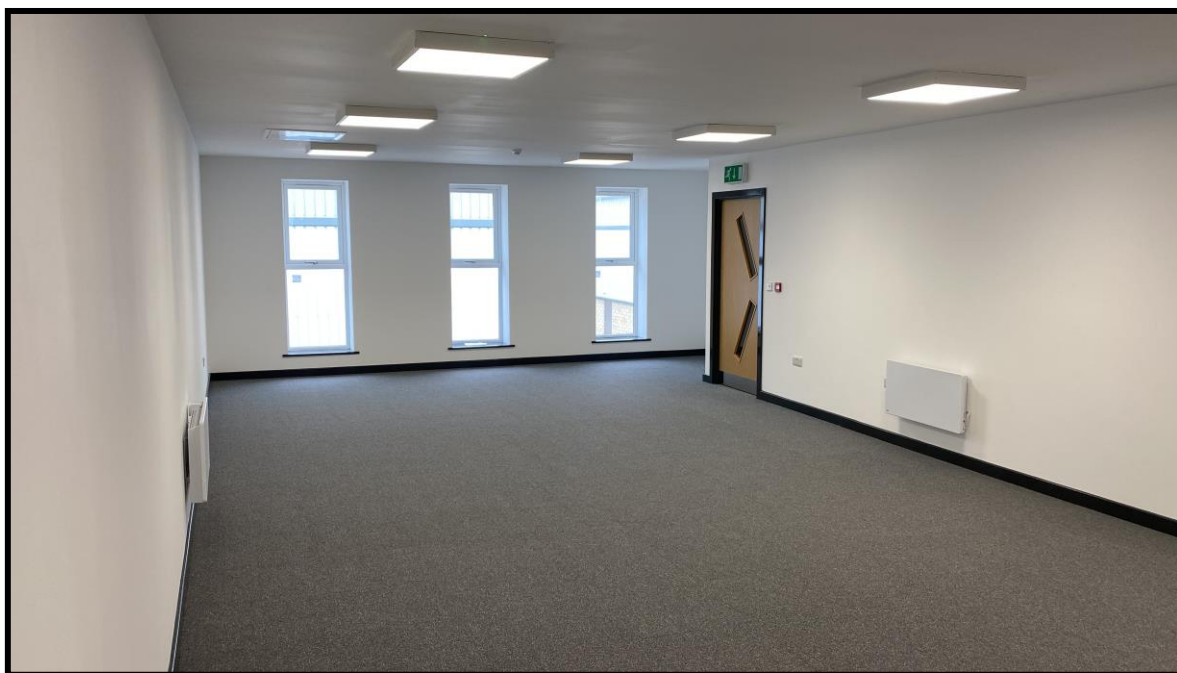
REF: NE2112



North East Commercial  
Property & Business Agents

## UPPER FLOOR OFFICES

17 Mandale Park,  
North Shields NE29 7FN



- Open plan office or studio space.
- Floor area circa 835 sq.ft. (77 sq.m.).
- Newly built property on busy estate.
- Located adjacent to A19 & Tyne Tunnel.
- Free, on site car parking.
- Suitable for a variety of uses.
- Flexible terms available.
- RENT £800 per month including VAT.

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## Location

Mandale Park is a modern industrial estate which is located opposite Tyne Tunnel Industrial Estate. Access is via the A193 Tynemouth Road and the estate has excellent road links onto the A19.

Mandale Park is home to a broad range of tenants that include small manufacturers, fitness studios, hair and beauty salons and food suppliers. There is free parking on site which is on a first come, first served basis.

## Premises

Comprises the first floor space within a two storey end terrace hybrid industrial unit. The ground floor space operates as a production unit by a specialist catering supplier and access to each space would be separate via a communal lobby.

The unit is a modern space and the first floor is an open plan area with carpets, LED lighting, a tea point area and a suspended ceiling. It would be suitable for a variety of uses, subject to consent, and viewing is recommended.

The accommodation is laid out as follows;

### Ground Floor **Communal Entrance** **W.C.**

### First Floor **Office / Studio**      circa 835 sq.ft. (77 sq.m.)

## Services

Electricity, water and sewerage services.



## Rates

Rateable Value      £tbc  
Rates free incentives subject to status.

## Tenure

The premises are available by way of a new sublease at a rent of £800 per calendar month including VAT. Full terms to be agreed.

## EPC

Rating - B.

## Legal Costs

The incoming tenant will be responsible for the landlord's legal costs in the preparation of the new sublease.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Tenant will be required to provide two forms of identification and proof of the source of income.

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property