



26 Mandale Park, North Shields, NE29 7SH
£24,000 Per Annum

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UNIT TO LET - A modern end terraced production/warehouse premises set within a modern development. The property is arranged to provide staff toilets, kitchen, office area and main workshop/warehouse space. Electric roller shutter.

The property is located on the western edge of North Shields and is positioned just off Wallsend Road in close proximity to the A19 junction which abuts the established Tyne Tunnel Industrial Estate which provides over 2.5 million sqft of industrial, business and commercial space.

LOCATION

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The Tyne Tunnel is also close proximity this providing good access to other parts of the region.

DESCRIPTION

The unit is finished to a high standard. It is constructed from a steel frame and insulated cladded system, it has an electric roller shutter door allowing for vehicular access / loading. The accommodation which is laid out over two floors includes toilet and kitchen facilities.

ACCOMODATION

The Gross Internal Area (GIA) is as follows:
214 sqm (2302 sqft)

SERVICES

We understand that mains supply of electricity, water and drainage are connected to the property. There is no mains gas.
(All interested parties should satisfy themselves with the local service providers)

RATING LIABILITY

Enquiries via the Valuation Office Agency (VOA) website indicates that the property is assessed for Business Rates as follows:

Rateable Value £21,000.

TENURE

The property is available by way of a new full repairing and insuring lease for a minimum lease term of 3 years.

RENT

The property is available at an initial rent of £24,000 + VAT per annum.

DEPOSIT

A deposit will be required.

SERVICE CHARGE

The property is subject to a service charge in relation to items such as the upkeep and maintenance of the common parts. The service charge is £964.19 per annum.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party will be responsible for their costs in the transaction.

MONEY LAUNDERING REGULATIONS

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

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information can be found at <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

