


# BRAND NEW INDUSTRIAL UNITS OF VARIOUS SIZES

MANDALE PARK, PORTOBELLO ROAD, BIRTLEY DH3 2SN

Mandale Group

## PORTOBELLO ROAD, BIRTLEY, DH3 2SN

### LOCATION
The property is located on Portobello Road and has frontage onto Penshaw Way with this being part of the wider Portobello Industrial Estate. The estate is situated in what is considered a strategic location having quick and easy access to the A1(M) as well as A194(M). The estate is an improving mixed use industrial estate and is situated in a prominent position opposite a newly built industrial park. Newcastle City Centre is approximately 12.4 miles from the site, with Durham being 9.8 miles to the south and Sunderland 10.9 miles to the east.

### DESCRIPTION
The properties have been designed to a very high standard incorporating a steel portal frame and steel profile sheet roofing with translucent sky lights Each unit incorporates an electrically operated roller shutter door, WC facilities and general open plan area.

The property occupies a secure site with CCTV and metal palisade fencing. It is accessed directly from Portobello Road via a set of double gates.

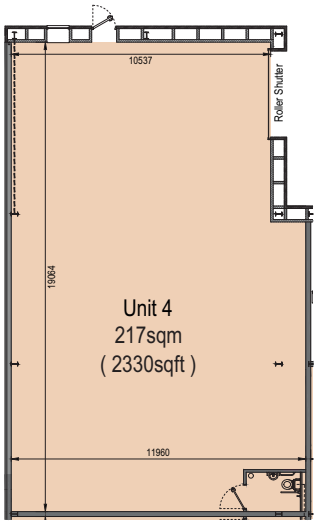
### SERVICES
Each property benefits from a 3-phase electric supply, water and BT connection.

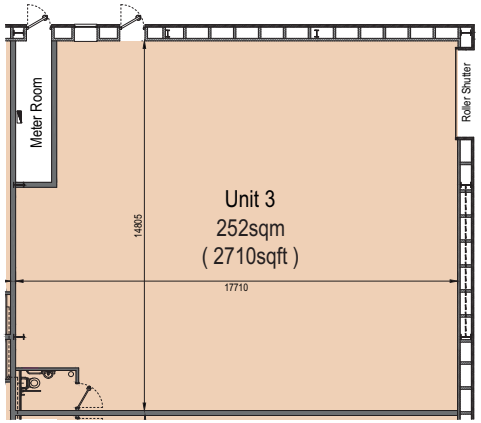
### BUSINESS RATES
Business Rates may be applicable to this property. On occupation it is your responsibility to advise the local Authority Business Rates Team of your tenancy. A Landlord has no control over this payment as it is a statutory government requirement.

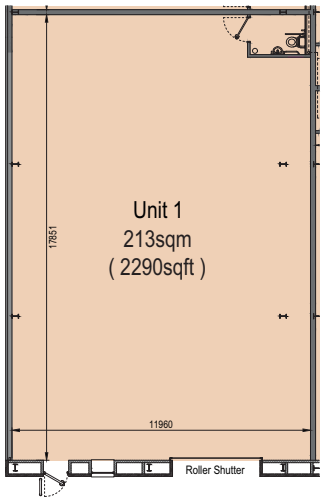
You may find help on www.gov.uk/introduction-to-business-rates

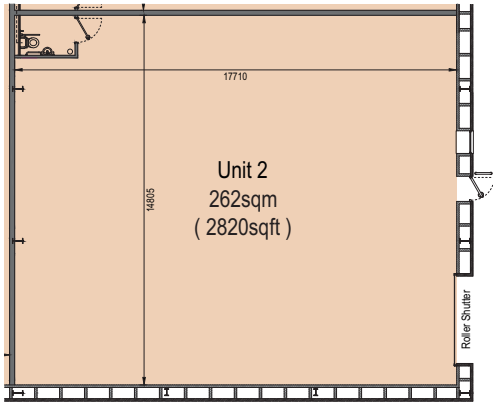


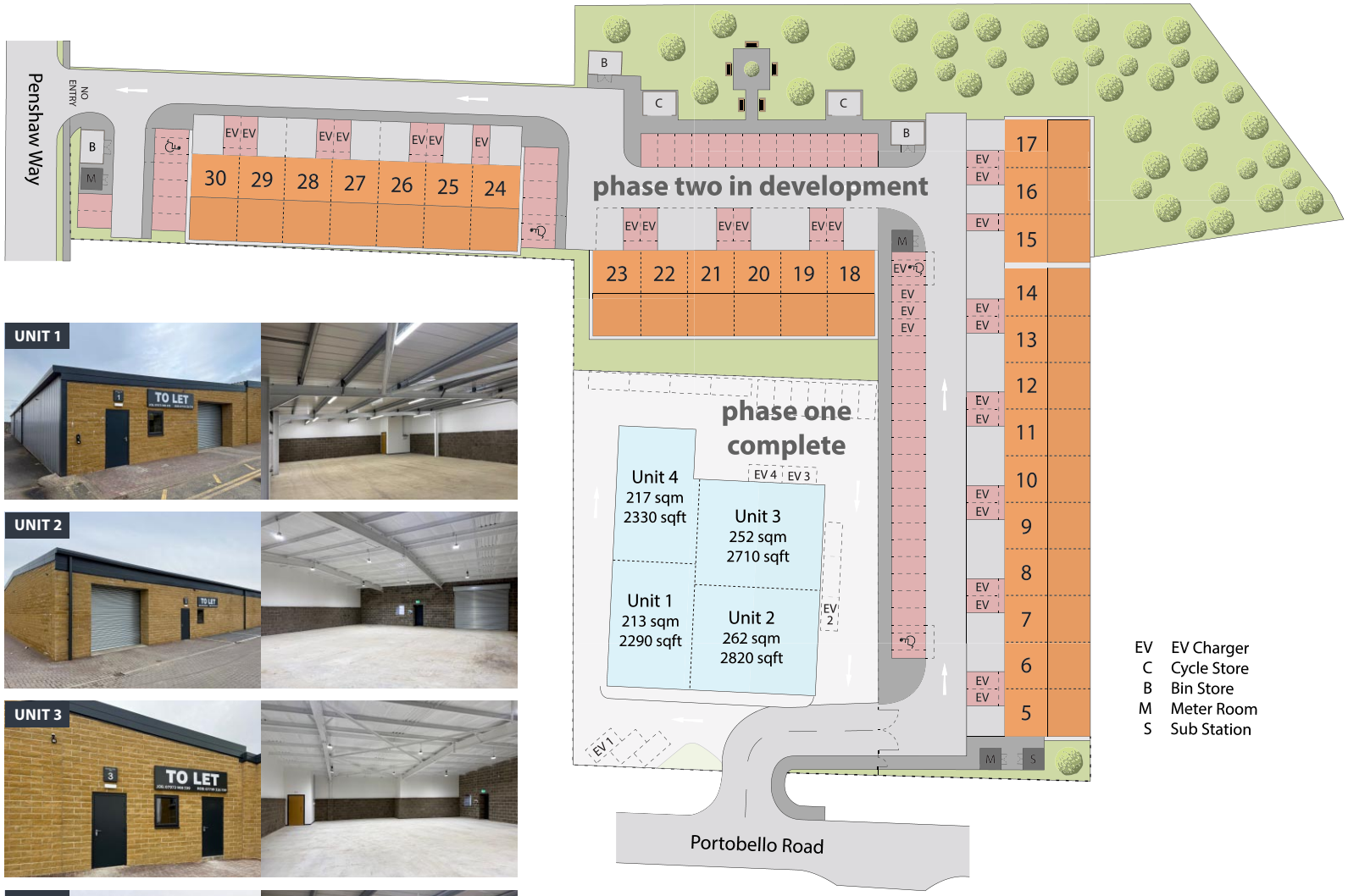
| UNIT NO | SIZE sq.ft. | FLOORS | RENT (PA) | SERVICE CHARGE (PA)* | INSURANCE (PA) | AVAILABILITY |
|---|---|---|---|---|---|---|
| 1 | 2,290 | 1 | £22,000 + VAT | £1,400 + VAT | £570 + VAT | TO LET |
| 2 | 2,820 | 1 | £28,000 + VAT | £1,800 + VAT | £700 + VAT | TO LET |
| 3 | 2,710 | 1 | £27,000 + VAT | £1,700 + VAT | £670 + VAT | TO LET |
| 4 | 2,330 | 1 | £23,000 + VAT | £1,500 + VAT | £580 + VAT | TO LET |
| TOTAL | 10,150 | | £100,000 + VAT | £6,400 + VAT | £2,520+ VAT | |






EV EV Charger
C Cycle Store
B Bin Store
M Meter Room
S Sub Station













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## CONTACT

For further information or to arrange a viewing please contact:

**Joe Darragh**
**m. 07973 908 599**
**e. joe@mandale.com**

**Rob Harriman**
**m. 07739 326 759**
**e. rob@mandale.com**

mandalegroup.com

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Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.