



**LAND AT, MANDALE PARK LEMINGTON ROAD,
LEMINGTON, NEWCASTLE UPON TYNE, NE15 8BU**

From £30,000 per annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Description

Cleared and level hard standing land available to rent on a new lease with terms to be agreed by negotiation. A total approximate area of 0.5 acres is being offered and our client is willing to split.

The front boundaries are fenced and one side, any in going tenant will be responsible to fence the remaining boundaries

Use Class: B8

Location

The land is situated approximately four miles west of Newcastle city centre, with the A695 Scotswood Road providing a direct route into the city. Access is taken straight off the A6085 Lemington Road, putting the A1 Western Bypass within a five-minute drive and, from there, the A69 west to Hexham and Carlisle, the A19 and Tyne Tunnel east, and the A1 south to Durham and Teesside. Blaydon station lies 0.7 miles away, MetroCentre station 2.3 miles and Newcastle International Airport around seven miles north.

West Newcastle is one of the region's strongest industrial, trade counter and motor trade pitches. Nearby Newburn Riverside business park accommodates occupiers including Euro Car Parts, Macfarlane Packaging, Porcelanosa and NHS Property Services, while Vertu Motors and Thrifty Car Rental hold yards on the estate itself. Asda Lemington and Lidl on Scotswood Road are both within walking distance, with wider retail at West Denton and the MetroCentre a short drive away, and a substantial labour pool across the Lemington, Newburn and Denton catchment.

Services

We are informed that all services are available (Capped at the boundary)
Not checked by CSJ

Terms

Rent - 0.5 acres £50,000 + VAT
Rent - 0.25 acres £30,000 + VAT

Available on long or short term leases on flexible terms

Viewings

Site is visible from the roadside - For full access contact sole agents Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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