

**TO LET**



# BRAND NEW INDUSTRIAL UNITS OF VARIOUS SIZES

MANDALE PARK, PORTOBELLO ROAD, BIRTLEY DH3 2SN



## 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 8 miles from the site, with Durham being 9.8 miles to the south and Sunderland 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.

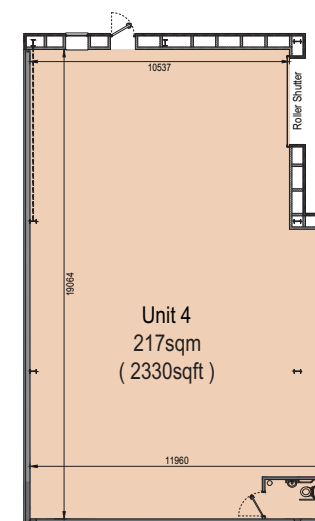
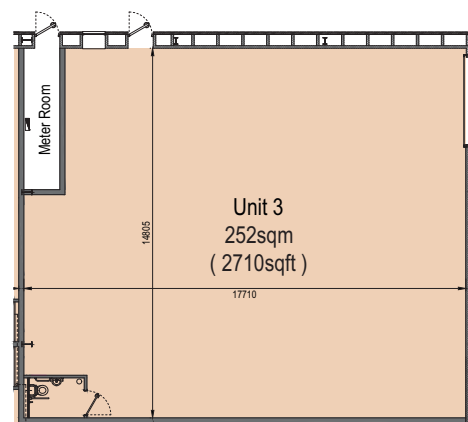
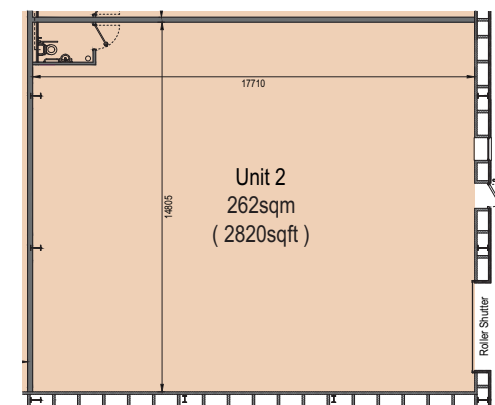
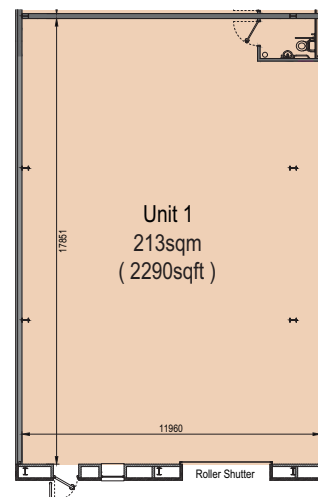
### BUSINESS RATES

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](http://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	£27,480 + VAT	£1,400 + VAT	£570 + VAT	TO LET
2	2,820	1	£33,840 + VAT	£1,800 + VAT	£700 + VAT	TO LET
3	2,710	1	£32,520 + VAT	£1,700 + VAT	£670 + VAT	TO LET
4	2,330	1	£27,960 + VAT	£1,500 + VAT	£580 + VAT	TO LET
TOTAL	10,150		£121,800 + VAT	£6,400 + VAT	£2,520+ VAT	





**CONTACT**

For further information or to arrange a viewing please contact:

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