

TO LET

1500 sq.ft. hybrid units
ideal for start-up or growing
businesses

MANDALE PARK

TS9

MOUNT PLEASANT WAY,
STOKESLEY, TS9 5NZ

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Mandale
Group

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LOCATION:

Stokesley is a market town conveniently located for easy access to Middlesbrough, Guisborough and the North Yorkshire Moors National Park. Mandale Park TS9 is located in Stokesley Business Park, the largest of its kind between Thornaby and York. The strategic location of Mandale Park TS9 means it serves a huge area, and so provides an array of opportunities for any potential tenant.

THE DEVELOPMENT:

Mandale Park TS9 will be a new build development of 27 hybrid commercial units. These units come in a 2 storey configuration measuring circa 800sqft on the ground floor and circa 750sqft on the first floor. The nature of construction of these units means that they are ideal for a variety of uses. The first floor is constructed to be high load-bearing providing the option of further storage space upstairs, but the windows to the rear of the first floor means that this space would also make the perfect office, studio, showroom, or whatever you want it to be. The ground floor is accessed by way of a personnel door and an electric roller shutter, allowing for quick and simple loading and off-loading of goods.

These units are fitted out to an exceptional standard, meaning they will be ready to move into saving you time and money. Each unit will be equipped with toilet and kitchen facilities.

UTILITIES:

Internet – Each unit will benefit from FTTP (fibre to the premises) connectivity.

Electricity - Each unit is fitted with a 20KvA 3-phase supply.

Gas – There is no gas supply within these properties.

The infrastructure for the utilities are pre-installed but tenants will be individually responsible for arranging connection, billing and payment with suppliers where required.

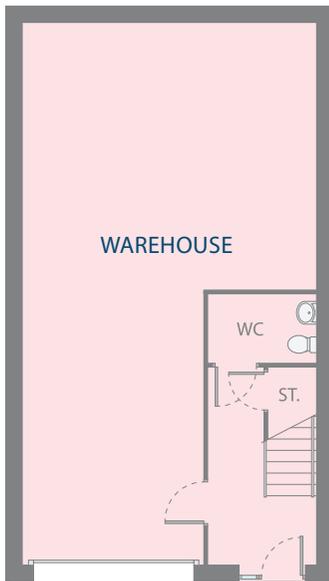


HYBRID SHOWROOM FLOORPLAN



A sample of suggested use and layouts

FLOOR PLANS - 6.45m x 12m (approx)

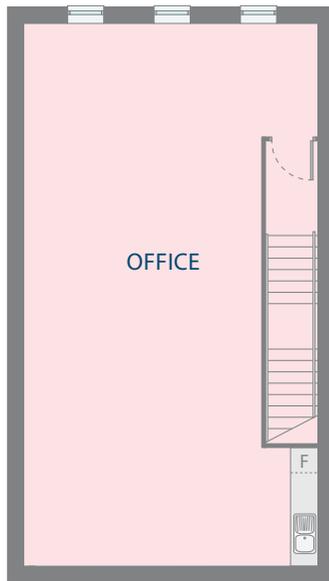


Warehouse
74m² (800ft²)

HYBRID WAREHOUSE MIX FLOORPLAN



A sample of suggested use and layouts



Office
70m² (750ft²)

SITE PLAN

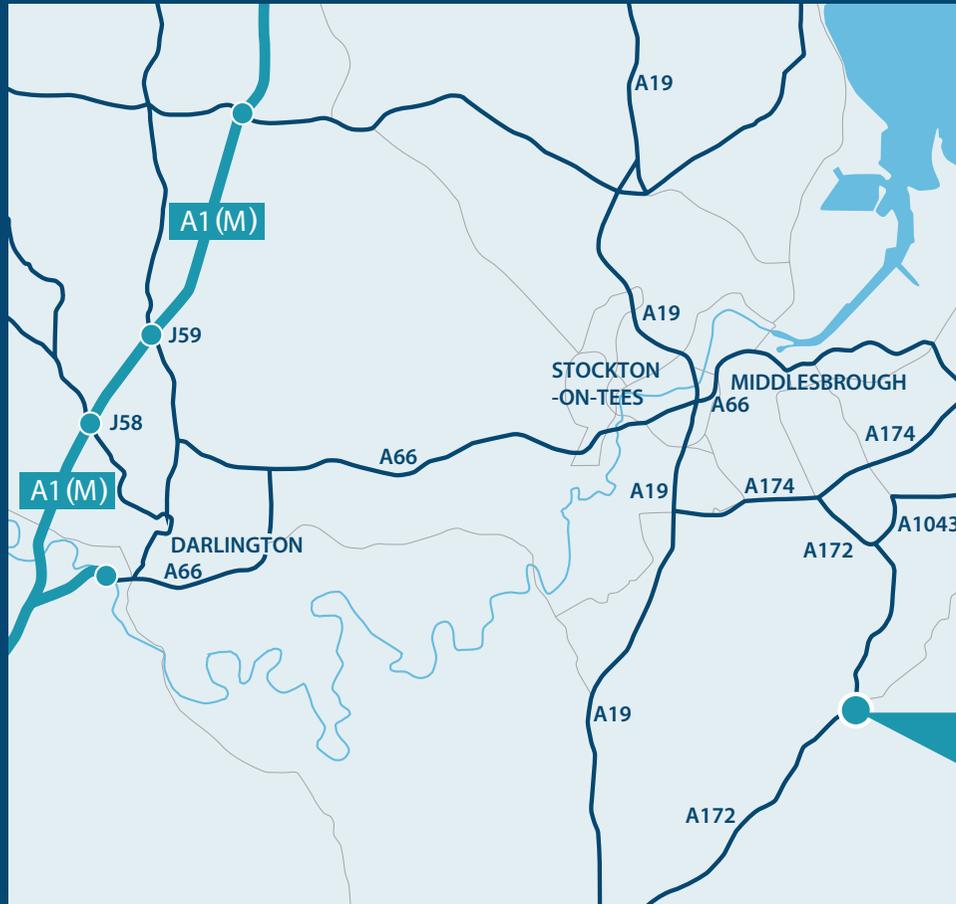


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UNIT	UNIT SQ FT	FLOORS	FF HEIGHT	YARD	ANNUAL RENT	SERVICE CHARGE	ANNUAL INSURANCE
1 to 27	GF: 800 + FF: 750	2	3.5m	No	£16,000 + VAT	£450 + VAT	£300 + VAT



Tenure

Units are available by way of new full repairing and insuring leases.

VAT

Applicable where required.

Business Rates

Exempt for qualifying small businesses. Prospective tenants must make their own enquiries to ensure exemption.

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