TO LET

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

MANDALE PARK

TS1

CANNON PARK,
MIDDLESBROUGH, TS1 5RY

RESERVE NOW

Mandale Group

mandale.com

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LOCATION:

Mandale Park TS1 is conveniently located in Middlesbrough in the heart of the Cannon Park trading estate, which is accessed via Newport Road.

The estates benefits from close proximity to Teesport which was granted a Freeport status in the 2021 budget and as a result is anticipated to boost the local economy by 18,000 jobs and £1.4bn in additional inward investment.

The development has excellent road transport links located immediately adjacent to the A66 dual carriageway providing direct access to the A19.

THE DEVELOPMENT:

Mandale Park TS1 will be a new build development of 23 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 is 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.

RENT:

£16,000pa by way of a FRI lease.

SERVICE CHARGE:

£450pa + VAT.

BUILDING INSURANCE:

£300pa + VAT.

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HYBRID SHOWROOM FLOOR PLAN

A sample of suggested use and layouts

HYBRID WAREHOUSE MIX FLOOR PLAN

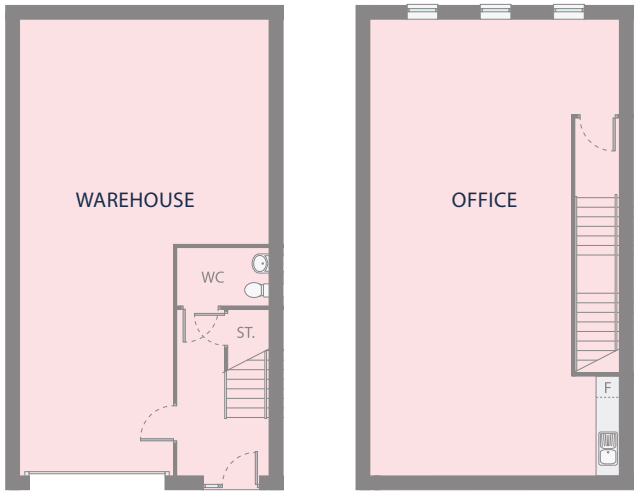
A sample of suggested use and layouts

SITE PLAN

B Bin store
C Cycle store
M Meter room

360°
CLICK HERE FOR OUR VIRTUAL TOUR

FLOOR PLANS - 6.45m x 12m (approx)



Warehouse
74m^2 (800ft^2)

Office
70m^2 (750ft^2)

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UNIT	UNIT SQ FT	FLOORS	FF HEIGHT	YARD	ANNUAL RENT	SERVICE CHARGE	ANNUAL INSURANCE
1 to 23	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.

For details contact:

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