

INDUSTRIAL UNITS TO LET & LAND AVAILABLE FOR PURCHASE

Flexible workspaces to suit your business needs

MANDALE PARK

TS16

URLAY NOOK ROAD, EAGLESCLIFFE
STOCKTON-ON-TEES, TS16 0TA



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**VIEW OUR
VIRTUAL TOUR**

LOCATION:

Urlay Nook is a prime location giving easy access to Stockton, Middlesbrough and Darlington as well as the popular local hubs of Yarm and Eaglescliffe. Mandale Park TS16 also offers outstanding commuter links with Teesside International Airport on the doorstep as well as the A1(M), A19 and A66 being very close by. The strategic position of the development means it serves a huge area, and so provides an array of opportunities for any potential tenant.

DESCRIPTION:

We will be constructing 21 hybrid 2 storey business units. The units are suitable for a wide range of uses. For example, luxury office space with storage, trade counter, health, hair and beauty. Whatever your use; just ask.

TERMS:

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

SERVICES:

The properties will have 3 Phase Electric, Water and BT. Each service is individually metered so you're in control of your own consumption.

VAT:

All figures quoted are exclusive of VAT which will be applied.

EPC:

To be provided upon completion of each unit.

RESERVATION:

Contact us today for further information and to reserve a property.

Type	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES	AVAILABILITY
Hybrid	1,550	2	£16,000 + VAT	£620 + VAT	£300 + VAT		



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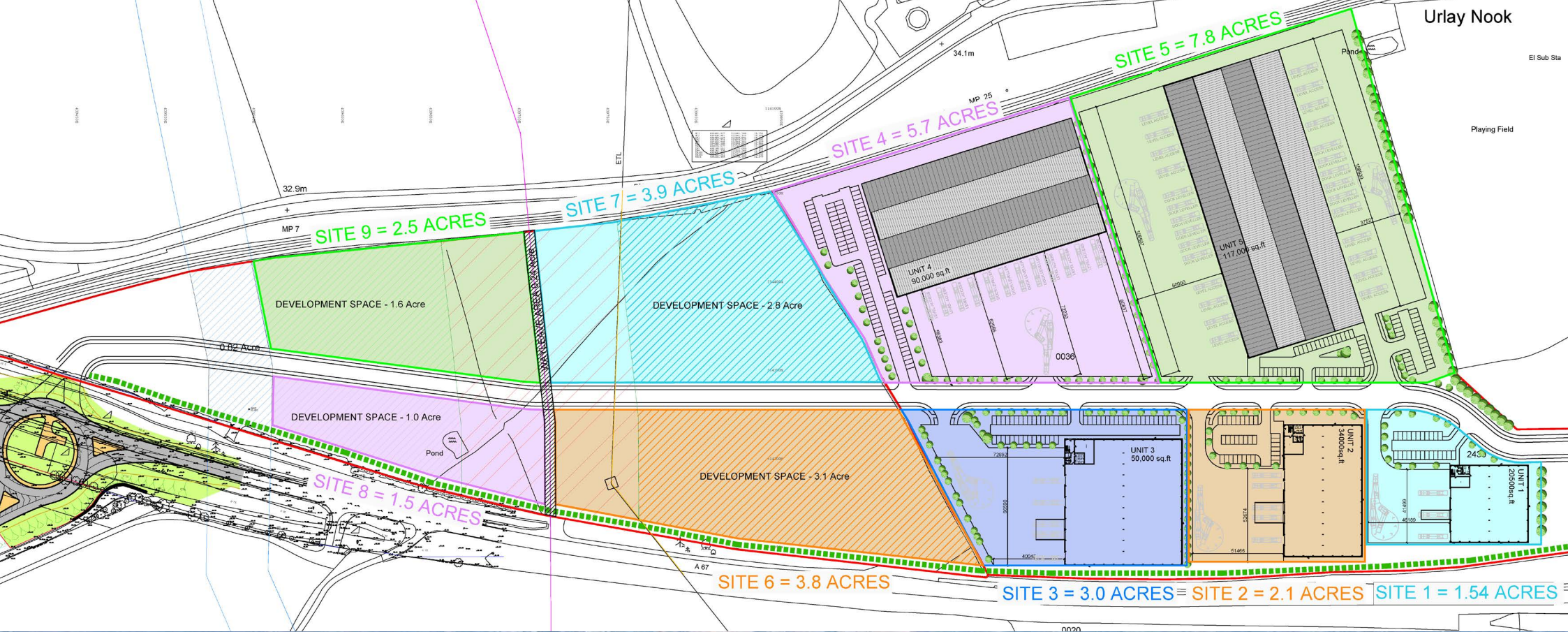
OPPORTUNITY:

At Mandale Park TS16 we have fantastic opportunities for you to purchase your own facility with a choice of 9 sites spanning a total of 31.84 acres.

Land is available to purchase (some with planning consent) for self-build projects or alternatively you can buy your chosen land from Mandale and we will construct your development on your behalf and become your landlord.

Get in touch to discuss this exciting opportunity.

No.	Size	Planning	Use	Price	Notes
1	1.54 acres	Full	25,500 sq. ft. with yard and parking	£385,000	
2	2.1 acres	Full	34,000 sq. ft. with yard and parking	£525,000	
3	3 acres	Full	50,000 sq. ft. with yard and parking	£750,000	
4	5.7 acres	Outline	90,000 sq. ft. with yard and parking	£1,425,000	
5	7.8 acres	Outline	117,000 sq. ft. with yard and parking	£1,950,000	
6	3.8 acres (3.1 usable)	None	Various uses considered	£775,000	
7	3.9 acres (2.8 usable)	None	Various uses considered	£700,000	
8	1.5 acres (1 usable)	None	Various uses considered	£250,000	
9	2.5 acres (1.6 usable)	None	Various uses considered	£400,000	
	31.84 acres			£7,160,000	



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For details contact:

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