

TO LET HYBRID INDUSTRIAL UNITS

2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

TS9

MOUNT PLEASANT WAY,
STOKESLEY, TS9 5GN



Mandale
Group

MANDALE PARK

TS9

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TS9 5GN**



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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.

LOCATION

Mandale Park TS9 is located in Stokesley Business Park, the largest of its kind between Thornaby and York. The business park is adjacent to occupiers such as JT Atkinson Builders Merchants and Armstrong Richardson who supply agricultural products. Both companies have invested heavily into the area.

Stokesley is a market town conveniently located for easy access to Middlesbrough, Guisborough and the North Yorkshire Moors National Park.

UTILITIES

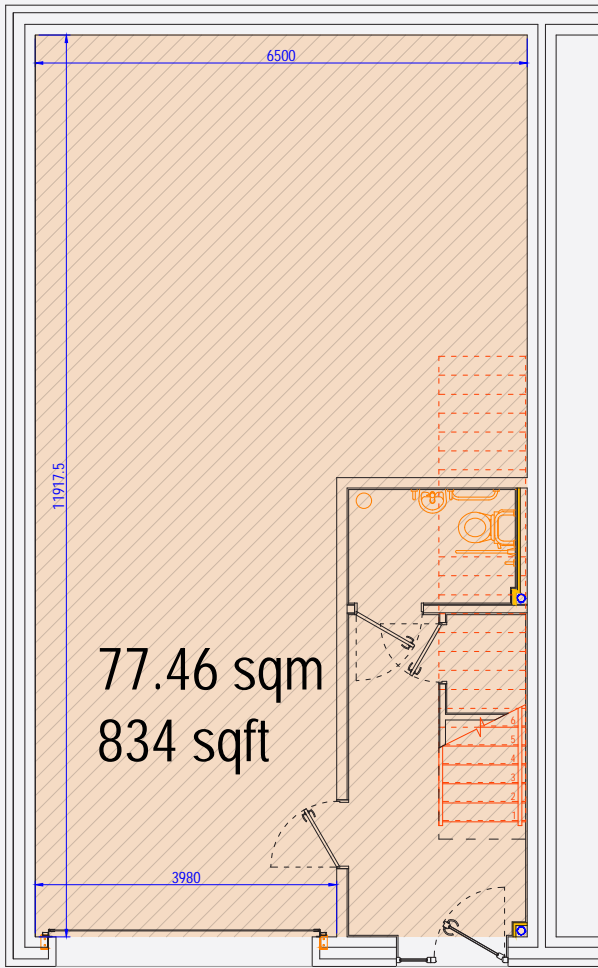
Internet – Each unit will benefit from FTTP (fibre to the premises) connectivity.

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

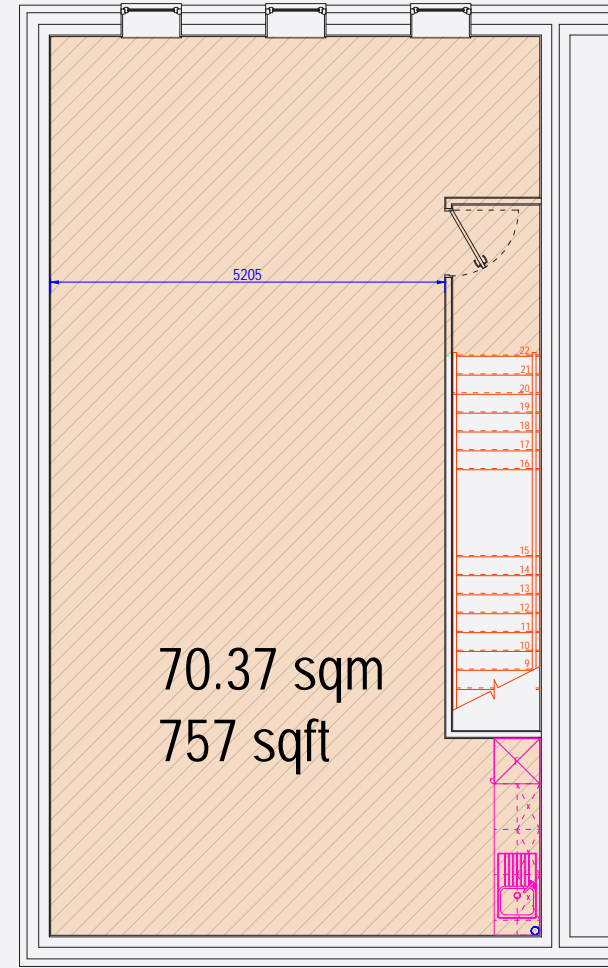
Gas – There is no gas supply within these properties.

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

UNIT	TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE
6	Hybrid	1,550	2	£16,000 + VAT	£620 + VAT	£300 + VAT
8	Hybrid	1,550	2	£16,000 + VAT	£620 + VAT	£300 + VAT
25	Hybrid	1,550	2	£16,000 + VAT	£620 + VAT	£300 + VAT
26	Hybrid	1,550	2	£16,000 + VAT	£620 + VAT	£300 + VAT
27	Hybrid	1,550	2	£16,000 + VAT	£620 + VAT	£300 + VAT
28	Hybrid	1,550	2	£16,000 + VAT	£620 + VAT	£300 + VAT



Ground Floor



First Floor

Total Hatched Area - 147.83 sqm (1591 sqft)



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MANDALE PARK

TS9

CONTACT

For further information or to arrange a viewing please contact:

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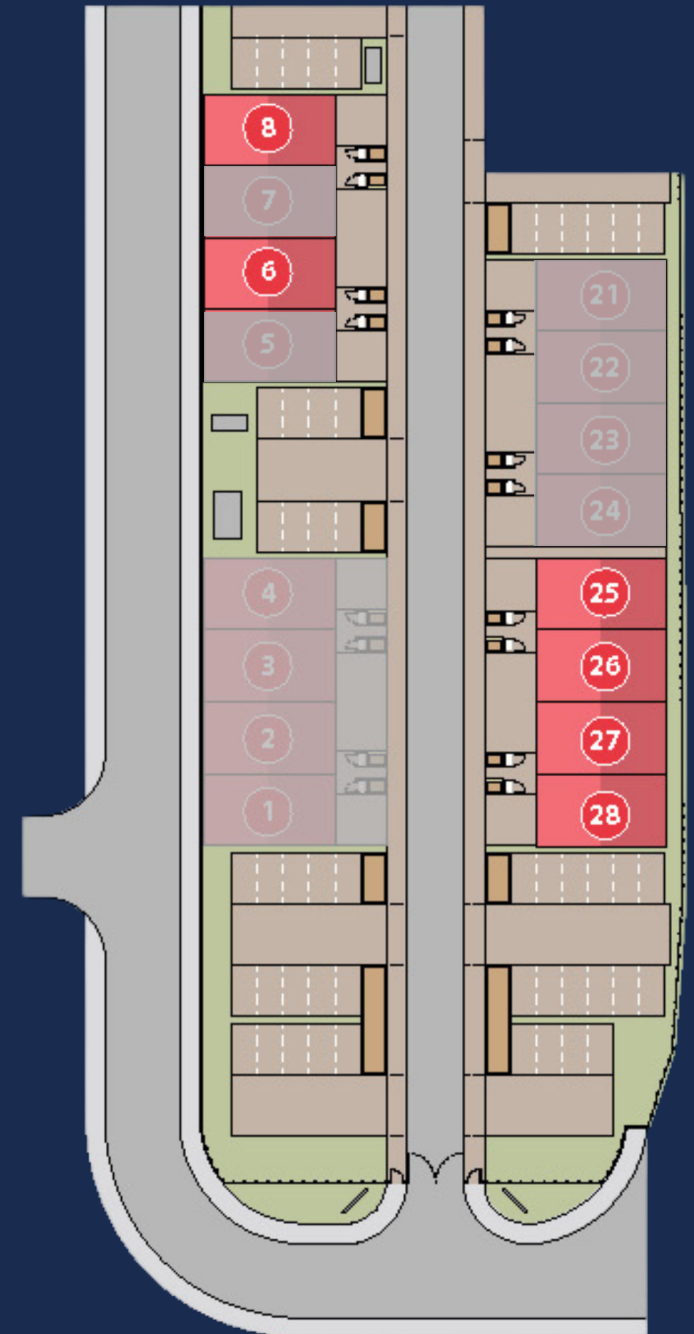
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