

TO LET NEW INDUSTRIAL UNIT

UNIT 6: Two storeys, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

TS9

MOUNT PLEASANT WAY,
STOKESLEY, TS9 5GN



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**VIEW OUR
VIRTUAL TOUR**

THE UNITS

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs.

The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof. The hybrids have been designed with occupier affordability in mind; LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

THE DEVELOPMENT

Strategically positioned in the industrious region of Stokesley, Mandale Park TS9 is located on Mount Pleasant Way. Situated just a short distance from Middlesbrough, this prime location offers excellent connectivity. With seamless access to the A19 and A172 roads, this dynamic business park provides unmatched convenience for businesses and commuters in the North East.

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.

R&S Andrews, a leading soft drinks manufacturer, has just secured a prime plot at Mandale Park TS9, backed by a £2 million investment. This exciting development will see the creation of a cutting-edge, 12,000 square foot distribution hub, designed to revolutionize their operations. This state-of-the-art facility marks a significant step forward for both the company and the business park, making it an attractive opportunity for future investors looking to be part of this thriving commercial hub.

Additionally, Applebridge Construction have just secured 3 acres, investing £5 million to build new headquarters with advanced office and operational facilities. This development will strengthen Applebridge's regional presence and further establish the park as a key location for industrial and commercial growth. Their investment highlights Mandale Park's appeal as a hub for companies looking to expand in the North East, attracting further interest from potential investors and businesses.

UNIT	SQ. FT.	FLOORS	SERVICE CHARGE (PA)	INSURANCE (PA)	PRICE (PA)
6	1,550	2	£620 + VAT	£300 + VAT	£16,000 + VAT





**ARMSTRONG
RICHARDSON**

R&S ANDREWS

JT ATKINSONS

**APPLEBRIDGE
CONSTRUCTION**



STANDARD SPECIFICATION



Electrically operated roller shutter door
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)
2.5m first floor height (approx)



Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance





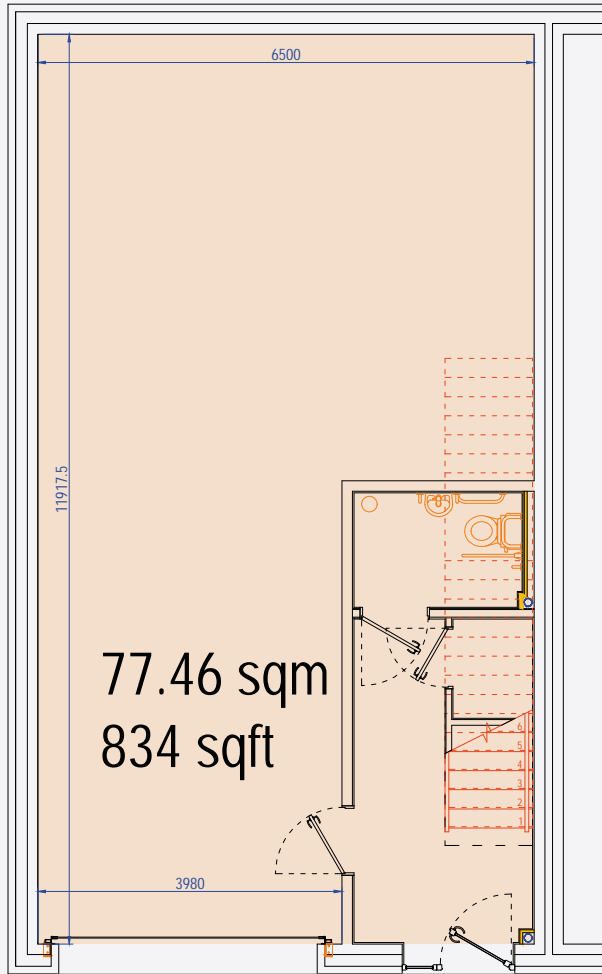
EXAMPLE GROUND FLOOR LAYOUT



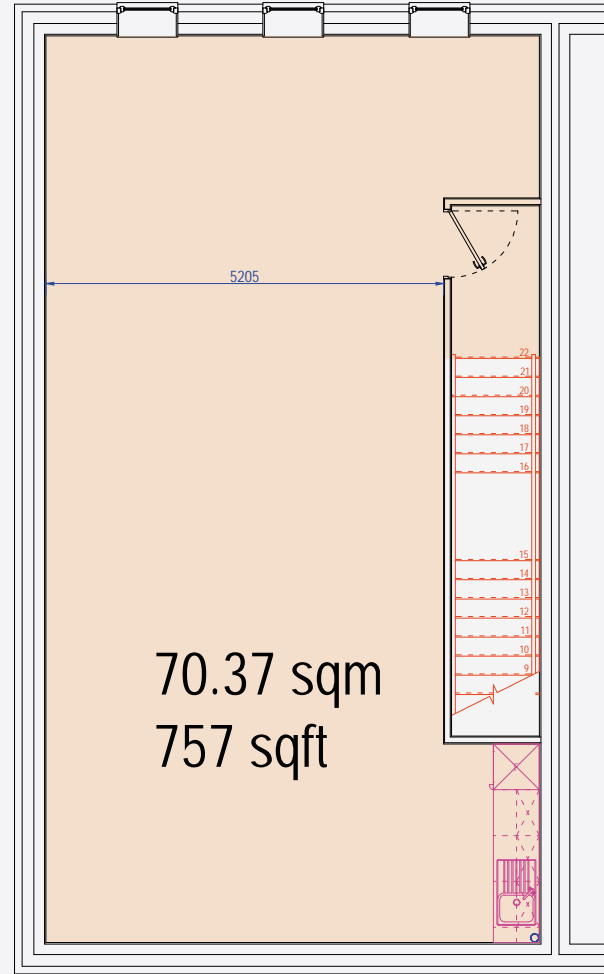
EXAMPLE FIRST FLOOR LAYOUT



HYBRID UNIT LAYOUT



Ground Floor



First Floor

Total Hatched Area - 147.83 sqm (1591 sqft)





OUR TENANTS INCLUDE:

Creative and Media:

- Audio studios
- Photography
- Media agencies
- Sound systems
- Textiles and fashion
- Wedding planners

Health Services:

- Opticians/hearing
- Dentists
- NHS services
- Mobile vets

Personal Care:

- Tanning salons
- Hairdressers
- Nails and beauty
- Cosmetic training academies

Commercial Services:

- Office/storage
- Commercial cleaners
- Laundrettes
- E-commerce

Food and Beverage:

- Food manufacturers
- Ghost/dark kitchens
- Bakeries

Retail and Wholesale:

- Flower shops
- Hardware stores
- Sports equipment
- Workwear
- Antiques dealer

Trades:

- Structural engineers
- Windscreen repair
- Architects
- Electricians
- Plumbing
- Lighting
- Air con installation

Professional Services:

- Solicitors
- Property maintenance
- Electric and plumbing
- Undertakers
- Telecommunications
- Housing associations
- Architects

Health and Fitness:

- Gyms
- Pilates
- Personal trainers
- Martial arts
- Dance studios

- Home and Design
- Kitchen showrooms
- Office fitters
- Upholstery

Infrastructure:

- Cable installation
- CNC machinery

MANDALE PARK

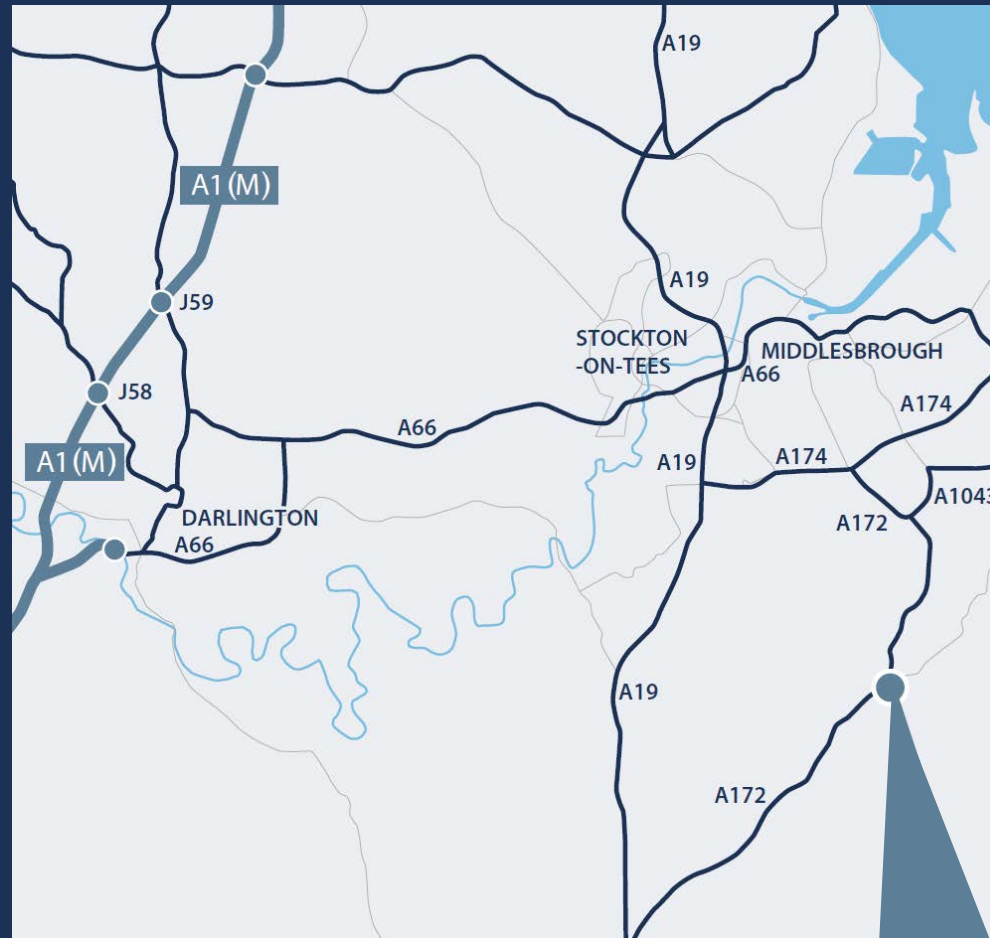
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WATCH HOW
OUR TENANTS
HAVE ADAPTED
THEIR UNITS

tilts.zoom.door



CONTACT

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