



TO LET - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN STOCKTON

1,550sq. ft. • Two Storey • Mandale Park TS16

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

MANDALE PARK TS16

THE UNITS

This development comprises an estate of 21 two storey hybrid unit.

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.

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, located southwest of Stockton on Tees, offers direct access via Urlay Nook Road from the A67. This key artery connects the A19 to the east and the A66 and A1(M) to the west, placing your business at the heart of a bustling network. Plus, with Tees-side International Airport nearby, soon to host a 270-acre freeport, you'll benefit from airside customs advantages. This airport is set to become a hub for commercial freight and passenger flights. A new roundabout and link road, just 500m from Urlay Nook, has just been unveiled to ensure smooth, efficient transport flows.

THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

TERMS

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



MANDALE PARK

TS16

URLAY NOOK ROAD,
EAGLESCLIFFE,
STOCKTON ON TEES,
TS16 0LA



**VIEW OUR
VIRTUAL TOUR**

UNIT NO	SIZE sq. ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
1	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
2	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
3	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
4	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
5	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
6	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
7	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
8	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
9	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
10	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
11	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
12	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
13	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
14	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
15	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
16	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
17	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
18	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
19	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
20	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET
21	1,550	2	£16,000 + VAT	£1,000 + VAT	£333 + VAT	LET

*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

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



MANDALE PARK

TS16

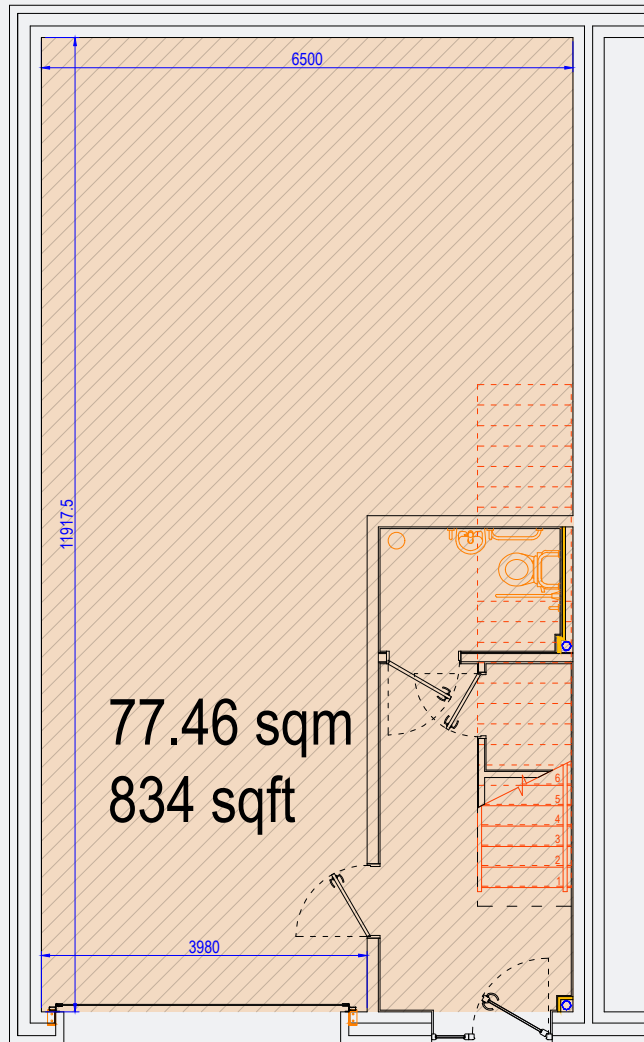
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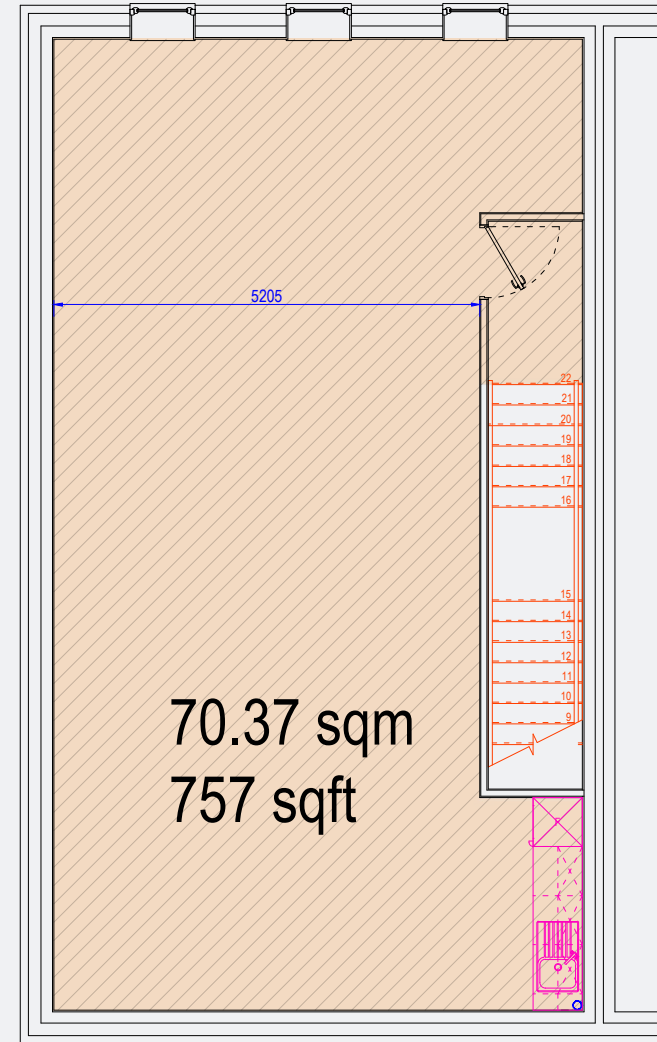
VIEW OUR
VIRTUAL TOUR



HYBRID UNIT LAYOUT



Ground Floor



First Floor





Mandale Group

CONTACT

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TAKE A LOOK
AT HOW TENANTS
HAVE DESIGNED
THEIR UNITS

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.

