

TO LET

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

MANDALE PARK

TS9

MOUNT PLEASANT WAY,
STOKESLEY, TS9 5NZ

AVAILABLE
NOW

CLICK
HERE TO
EXPLORE



mandale.com


Mandale
Group

MANDALE PARK

TS9

MOUNT
PLEASANT WAY,
STOKESLEY,
TS9 5NZ

LOCATION:

Stokesley is a market town conveniently located for easy access to Middlesbrough, Guisborough and the North Yorkshire Moors National Park. Mandale Park TS9 is located in Stokesley Business Park, the largest of its kind between Thornaby and York. The strategic location of Mandale Park TS9 means it serves a huge area, and so provides an array of opportunities for any potential tenant.

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.

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.

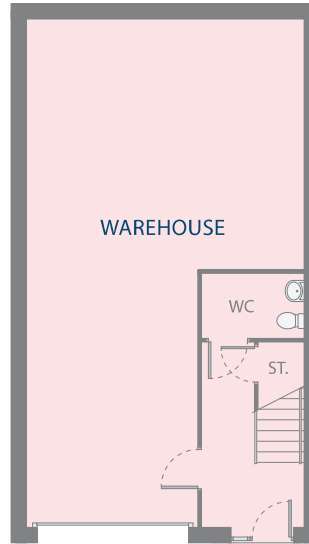


HYBRID SHOWROOM FLOORPLAN



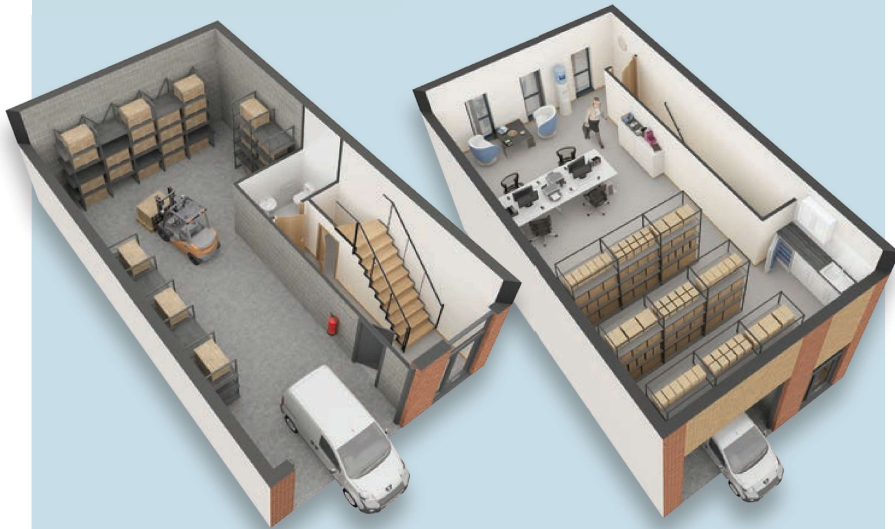
A sample of suggested use and layouts

FLOOR PLANS - 6.45m x 12m (approx)

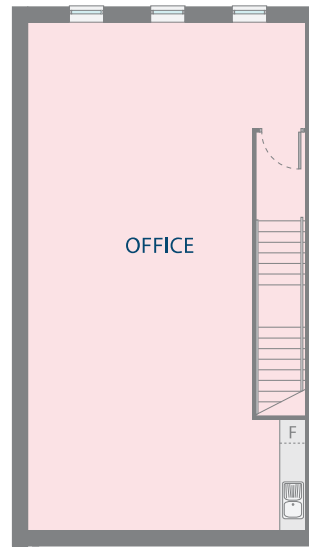


Warehouse
74m² (800ft²)

HYBRID WAREHOUSE MIX FLOORPLAN

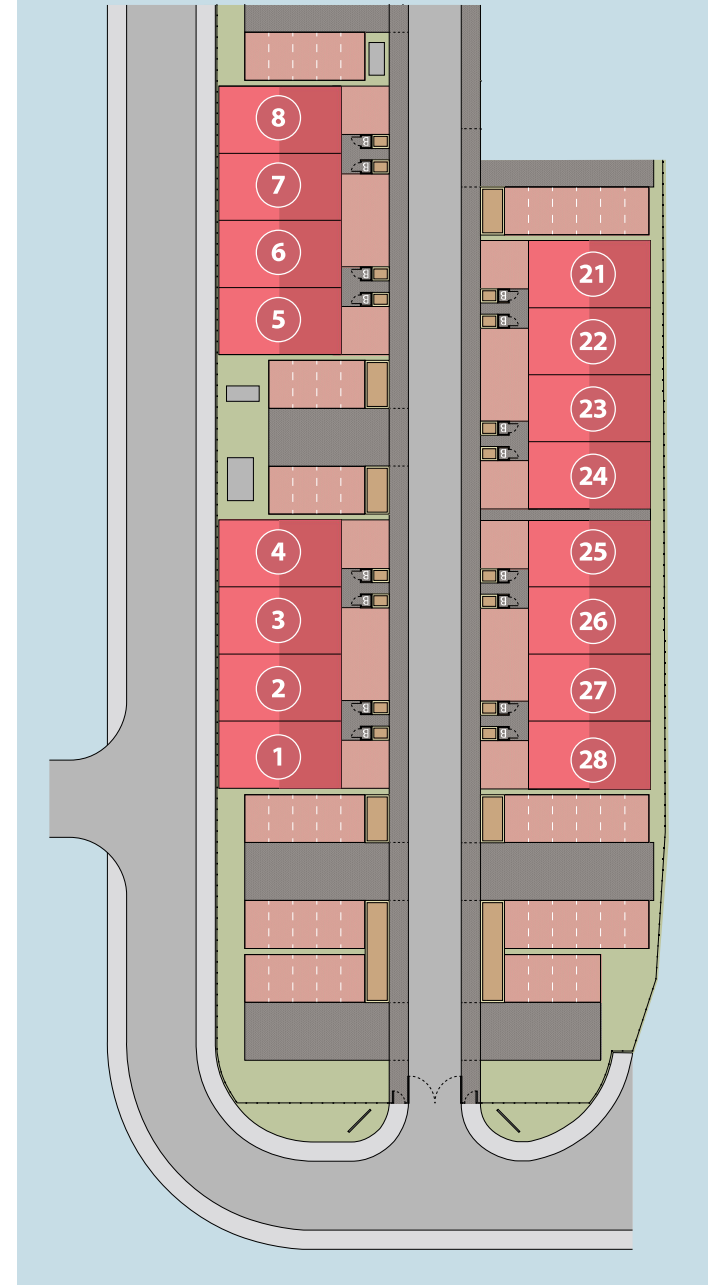


A sample of suggested use and layouts



Office
70m² (750ft²)

SITE PLAN



MANDALE PARK

TS9

MOUNT
PLEASANT WAY,
STOKESLEY,
TS9 5NZ

UNIT	UNIT SQ FT	FLOORS	FF HEIGHT	YARD	ANNUAL RENT	SERVICE CHARGE	ANNUAL INSURANCE
1 to 27	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:

-  harriet@mandale.com
-  07969 244340
-  sandra@mandale.com
-  07921 438913
-  joe@mandale.com
-  07973 908599

MANDALE PARK

TS9

mandale.com

IMPORTANT NOTICE: These details were compiled July 2021 and whilst every reasonable effort has been made by Mandale Business to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. Mandale Business and their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business the seller/lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

