

FOR SALE INDUSTRIAL BUILD PLOTS 9 INDIVIDUAL PLOTS OF VARIOUS SIZES

MANDALE PARK

TS16

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



Mandale
Group

MANDALE PARK

TS16

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

LOCATION

Mandale Park TS16 boasts a prime location, offering seamless access to Stockton, Middlesbrough, Darlington, and the bustling hubs of Yarm and Eaglescliffe. Positioned at the heart of the Tees Valley, this development is ideal for businesses looking to thrive in a well-connected area.

With Teesside International Airport just a stones throw away, and the A1(M), A19, and A66 all within easy reach, Mandale Park is perfectly situated for exceptional commuter links. Its strategic positioning covers a vast area, unlocking endless opportunities for ambitious tenants. Make your next move to Urray Nook and take advantage of this outstanding business hub.

15 PRIME SITES

Mandale Park TS16 offers you the unique opportunity to secure your own facility, with 9 prime sites across a total of 19.52 acres. Whether you're looking to purchase land for a self-build project or prefer a hassle-free solution, we've got you covered.

Don't miss out on this exciting opportunity. Contact us today to explore your options!

No.	Size (acres)	Price (per acre)	Notes
1	1.55	£300,000.00	Available
2	1.05	£300,000.00	Available
3	1.05	£300,000.00	Available
10	1.13	£300,000.00	Available
11	1.21	£300,000.00	Available
12	1.17	£300,000.00	Available
13	1.37	£300,000.00	Available
14	1.27	£300,000.00	Available
15	1.27	£300,000.00	Available
	11.07		

Coming Soon

SITE 1
1.55 Acre

SITE 2
1.05 Acre

SITE 3
1.05 Acre

SITE 10
1.13 Acre

SITE 11
1.21 Acre

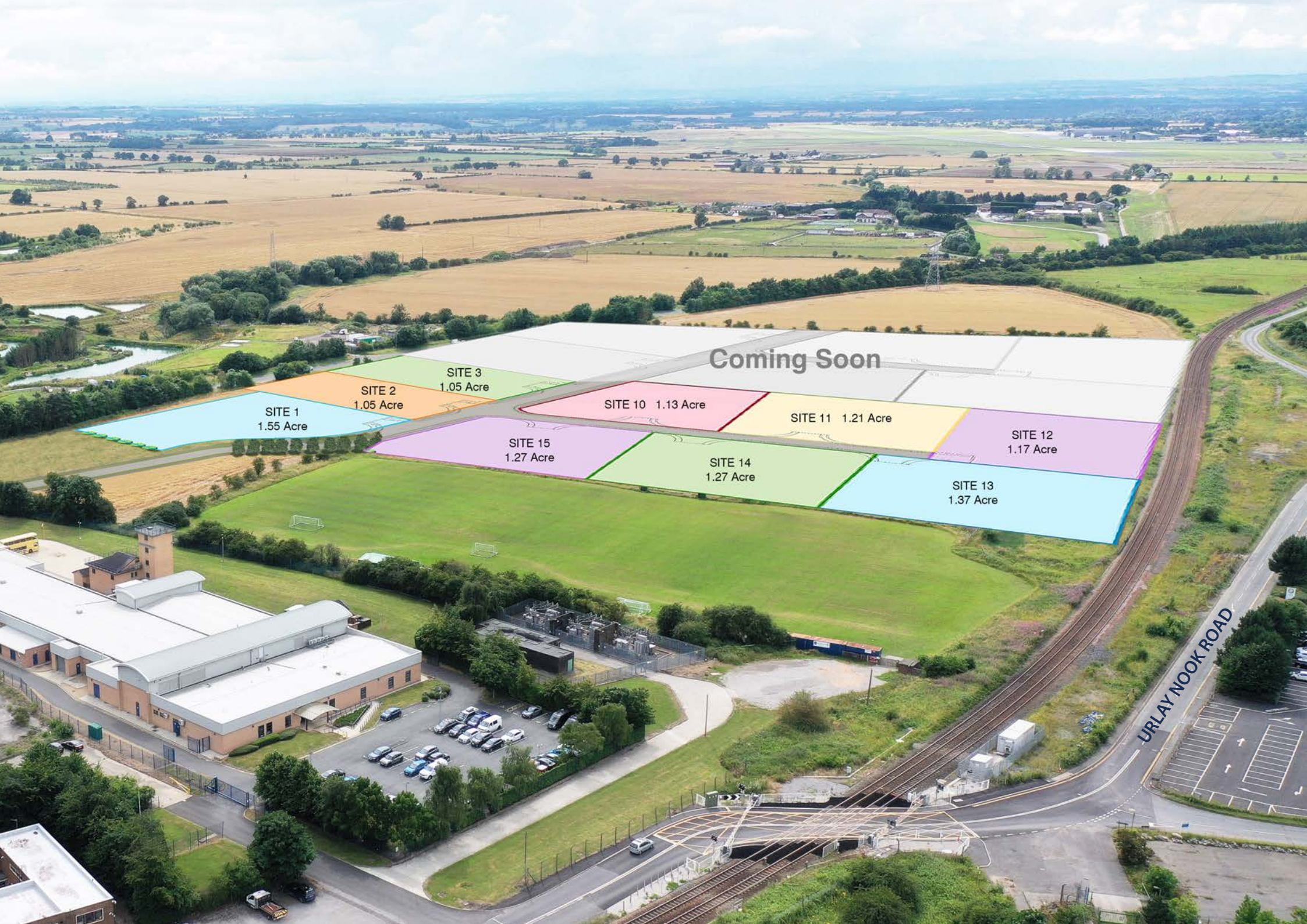
SITE 12
1.17 Acre

SITE 15
1.27 Acre

SITE 14
1.27 Acre

SITE 13
1.37 Acre

URLAY NOOK ROAD



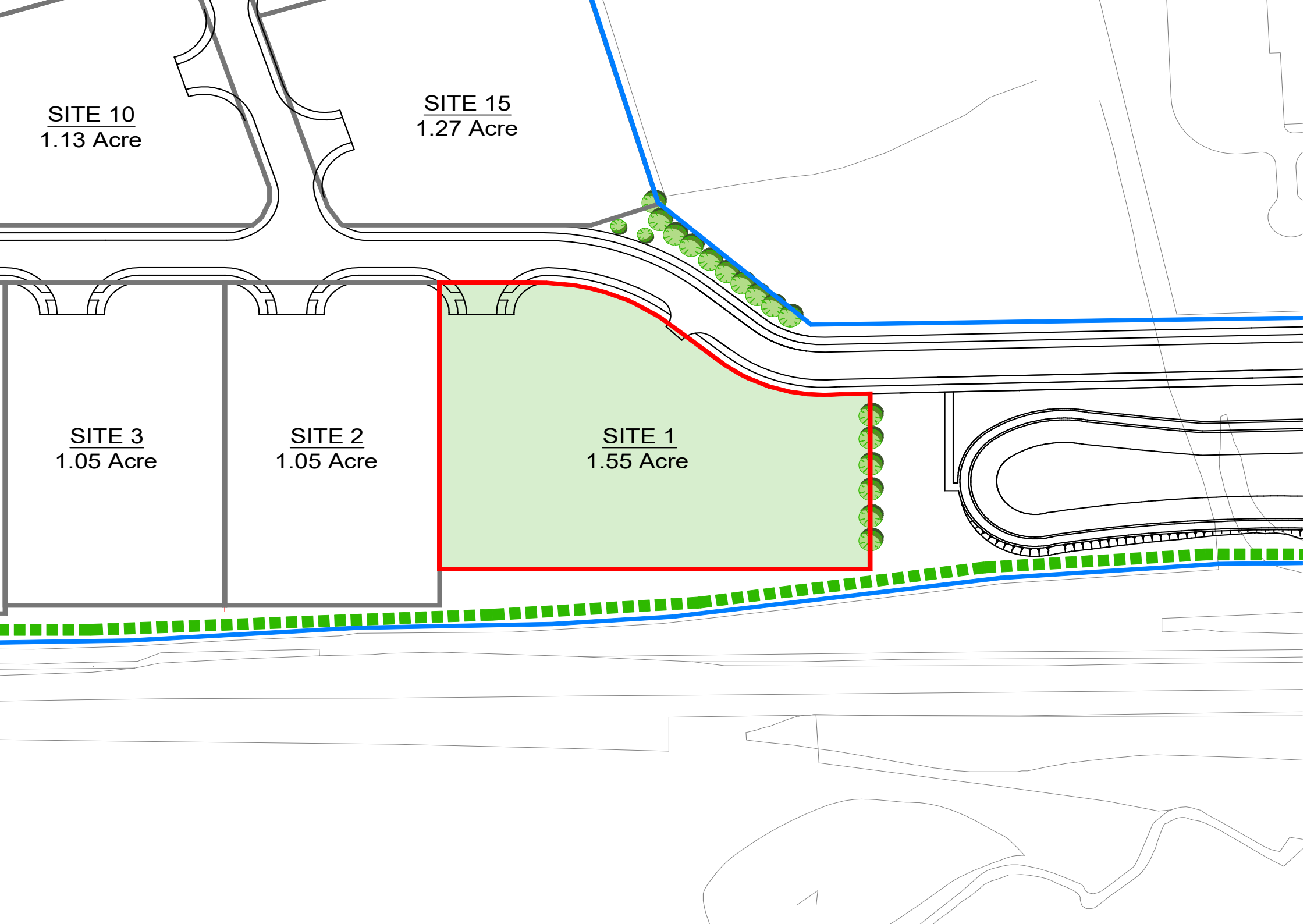
SITE 10
1.13 Acre

SITE 15
1.27 Acre

SITE 3
1.05 Acre

SITE 2
1.05 Acre

SITE 1
1.55 Acre



SITE 9
3.33 Acre

SITE 10
1.13 Acre

SITE 15
1.27 Acre

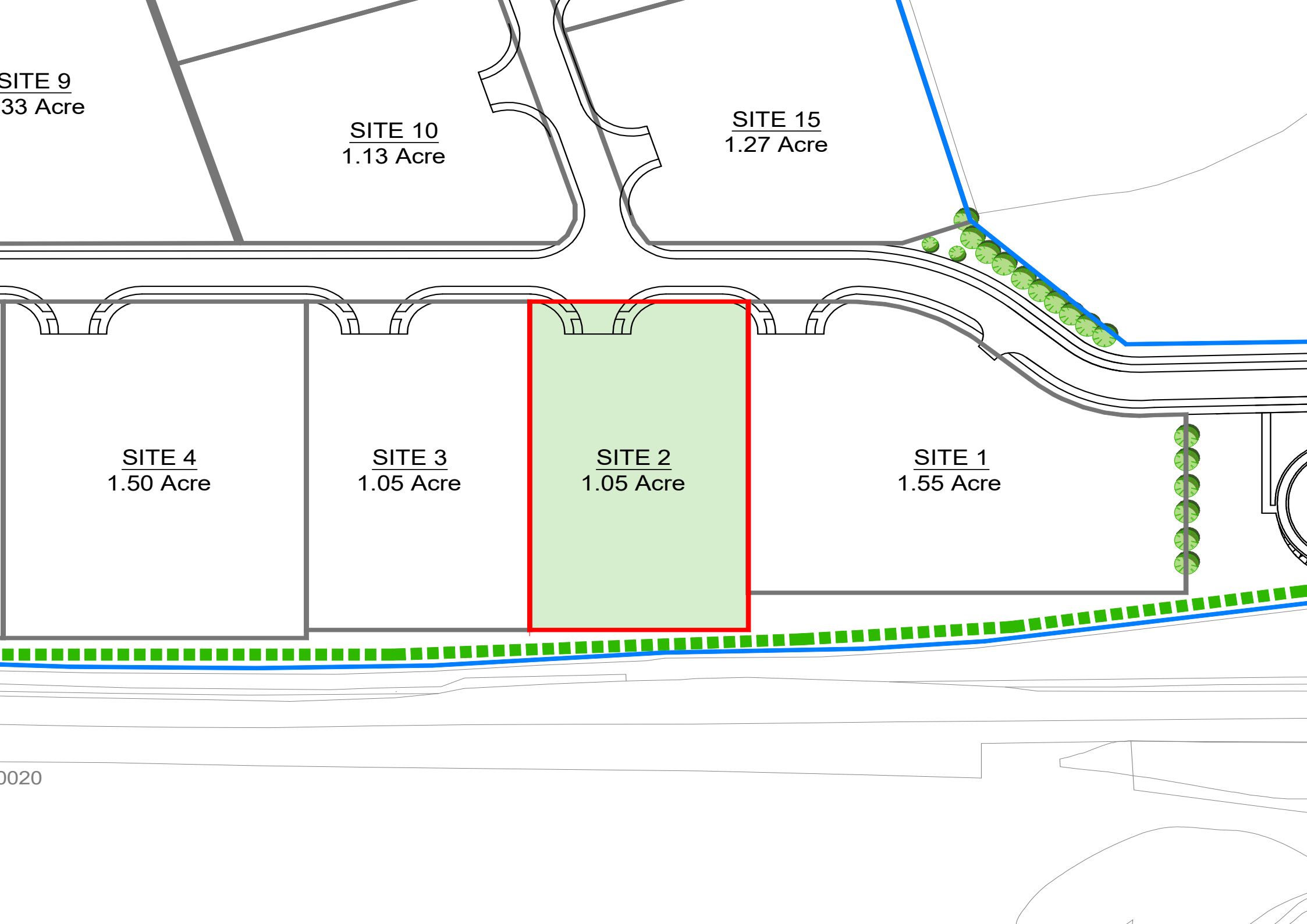
SITE 4
1.50 Acre

SITE 3
1.05 Acre

SITE 2
1.05 Acre

SITE 1
1.55 Acre

0020



SITE 9
1.33 Acre

SITE 10
1.13 Acre

SITE 15
1.27 Acre

SITE 5
1.50 Acre

SITE 4
1.50 Acre

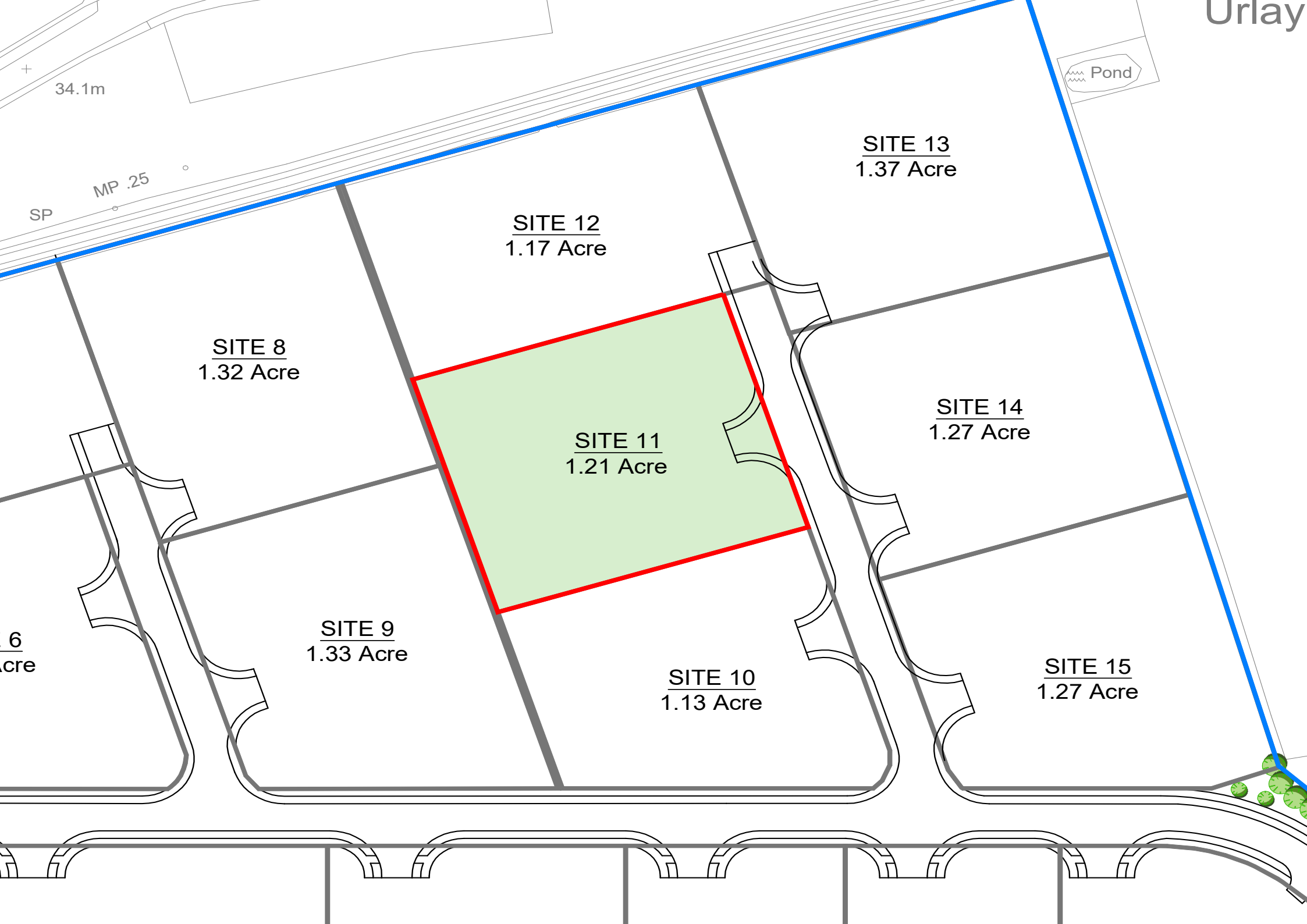
SITE 3
1.05 Acre

SITE 2
1.05 Acre

SITE 1
1.55 Acre

0020





34.1m

MP .25

SP

Pond

SITE 13
1.37 Acre

SITE 12
1.17 Acre

SITE 8
1.32 Acre

SITE 11
1.21 Acre

SITE 14
1.27 Acre

6
acre

SITE 9
1.33 Acre

SITE 10
1.13 Acre

SITE 15
1.27 Acre



Tanks

Tk

+ 33.5m

+ 34.1m

Pond

SITE 13
1.37 Acre

SITE 12
1.17 Acre

SITE 8
1.32 Acre

SITE 14
1.27 Acre

SITE 11
1.21 Acre

7
acre

SITE 6
1.38 Acre

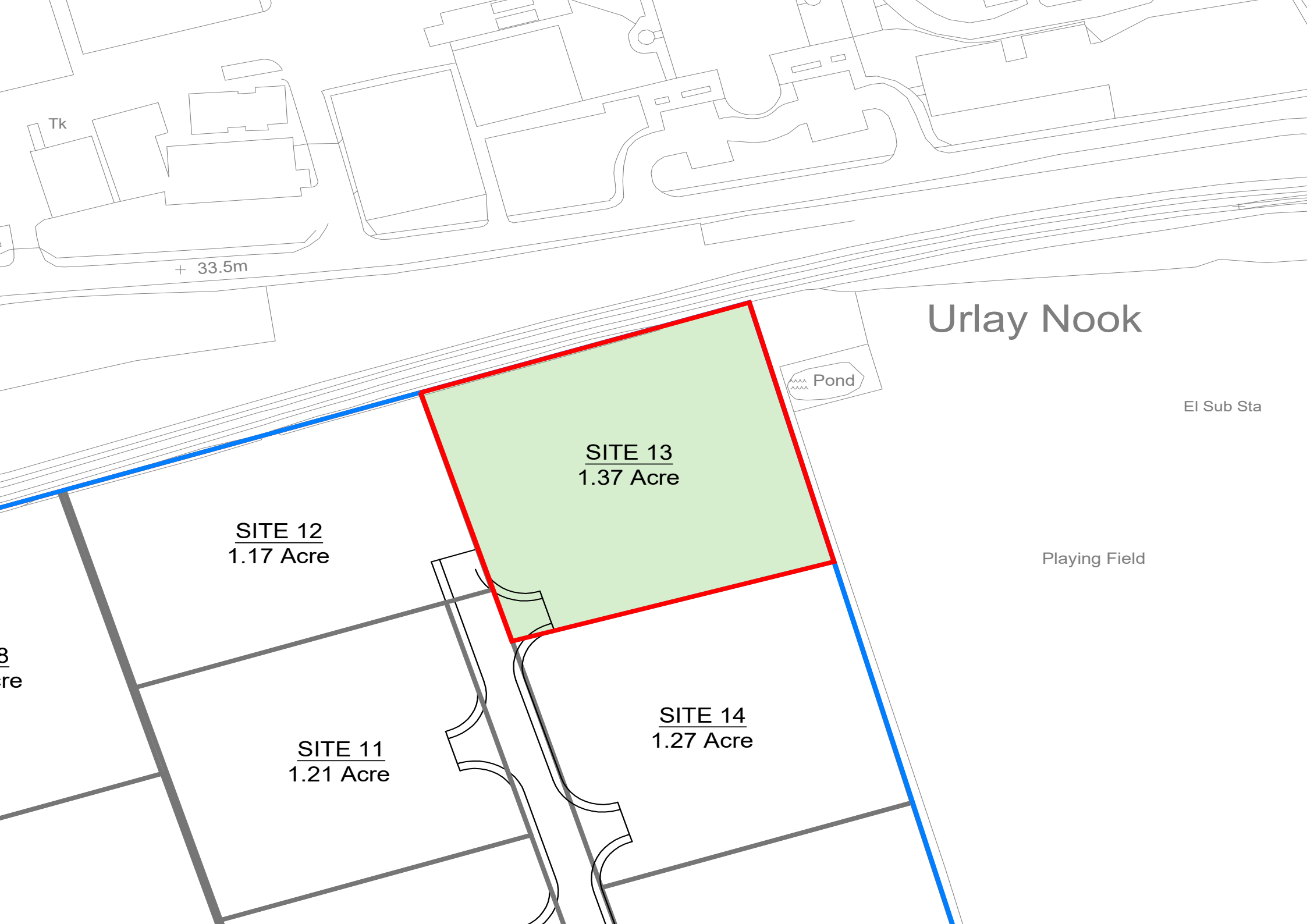
SITE 9
1.33 Acre

SITE 10

SITE 15
1.27 Acre

SP MP .25

U



Tk

+ 33.5m

Urlay Nook

SITE 13
1.37 Acre

SITE 12
1.17 Acre

SITE 11
1.21 Acre

SITE 14
1.27 Acre

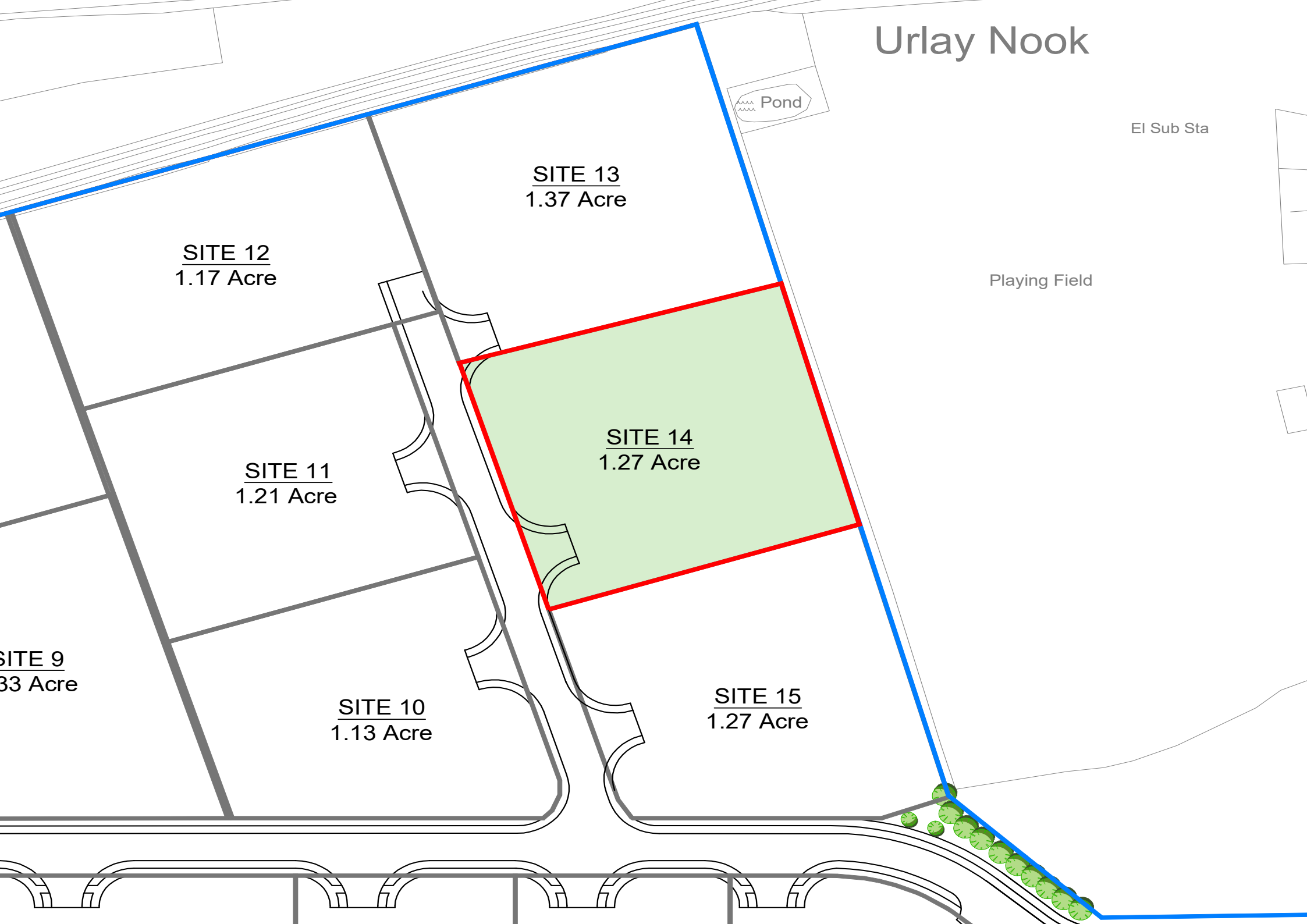
Pond

EI Sub Sta

Playing Field

3
re

Urlay Nook



El Sub Sta

Playing Field

Pond

SITE 13
1.37 Acre

SITE 12
1.17 Acre

SITE 11
1.21 Acre

SITE 14
1.27 Acre

SITE 15
1.27 Acre

SITE 9
0.33 Acre

SITE 10
1.13 Acre

SITE 12
1.17 Acre

SITE 11
1.21 Acre

SITE 10
1.13 Acre

SITE 14
1.27 Acre

SITE 15
1.27 Acre

SITE 4
1.50 Acre

SITE 3
1.05 Acre

SITE 2
1.05 Acre

SITE 1
1.55 Acre

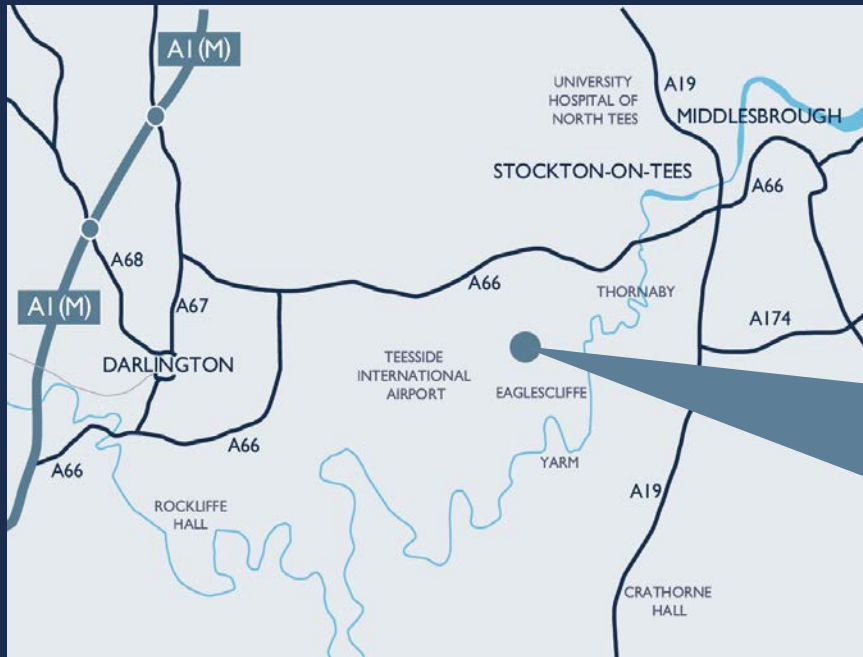
Playing Field



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CONTACT

For further information or to arrange a viewing please contact:

Joe Darragh
m. 07973 908 599
e. joe@mandale.com

Rob Harriman
m. 07739 326 759
e. rob@mandale.com

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