

TO LET



## TO LET - WAREHOUSE UNIT

24,197 sq ft warehouse with mezzanine and yard

UNIT 22, MANDALE PARK, URLAY NOOK ROAD, EAGLESCLIFFE, STOCKTON ON TEES TS16 0TA



## UNIT 22, MANDALE PARK

### LOCATION

Mandale Park is located Southwest of Stockton on Tees. It offers direct access via Urray Nook road from the A67. This connects the A19 to the east and the A66 and A1M to the west. The town of Yarm on Tees is approximately 5 minutes away plus with Teesside International Airport nearby, it makes the site positioned perfectly.

### DESCRIPTION

The unit has been designed and fitted out to a very high standard. It comprises of a ground floor which is 19,838 sq ft. On the ground floor there is a welfare facility comprising of the following:

#### Ground Floor

Office: 5.7m x 4.4m (270 sq ft)

Staff room, WC, and locker room: 5.7m x 6.14m (3,770 sq ft)

A staircase leading to the first-floor mezzanine.

#### First Floor

The first-floor mezzanine has been split into 3 parts:

- Accounts Section
- PPE & Sales
- Large open storage section

### SPECIFICATION

- Modern warehouse facility designed to a high standard
- 7.5m to Eaves
- Racking System (optional)
- LED Warehouse Lighting
- 2x Electrically operated roller shutter doors
- 2x electronic sliding gates
- Large, secured yard
- Private Car Parking
- Solar Power (120 panels)
- CCTV
- 3 Phase Electric

### THE EXTERNAL YARD AREA

The yard area is protected via a secured brick wall with a steel personal gate and 2 large electrically operated sliding gates. This section is also covered via a CCTV system.

### RACKING SYSTEM

There are various racking systems throughout various parts of the property. These can be negotiated to be left or removed.

### SOLAR POWER

A solar powered system has been designed and installed on the roof. There is 120 panels which assists in the low running costs of the property.

### TERMS

Available To Let by way of a new Full Repairing and Insuring lease for a Term of year to be agreed at an asking rent of £240,000 per annum plus VAT.

### SERVICES

The property is connected to mains electric, water and sewerage.

### VAT

All figures quoted are plus VAT.



MANDALE PARK

**TS16**

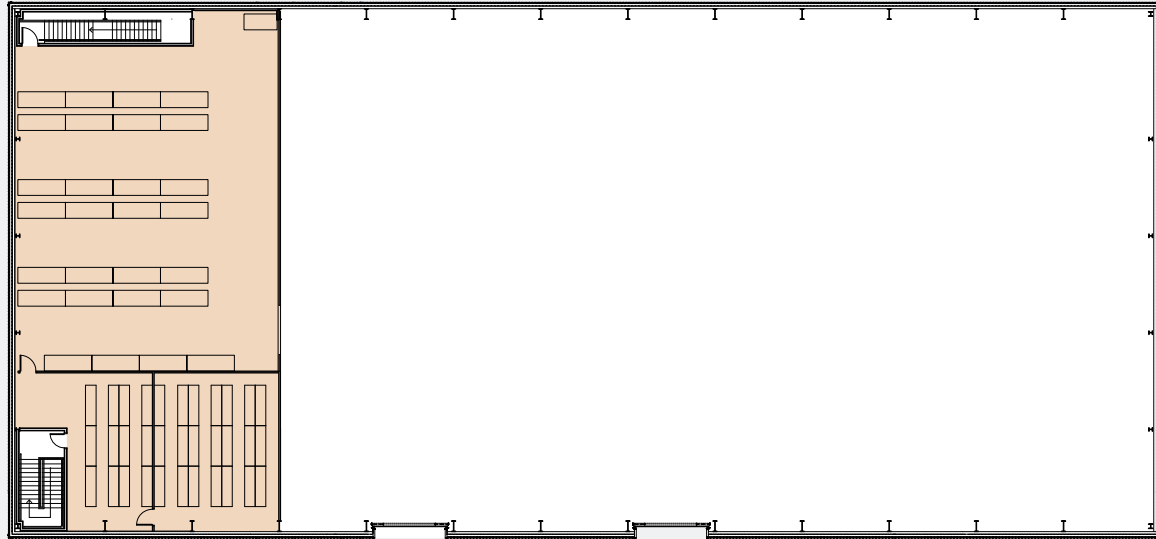
STOCKTON  
ON TEES

Urlay Nook Road  
Eaglescliffe  
Stockton on Tees  
TS16 0TA

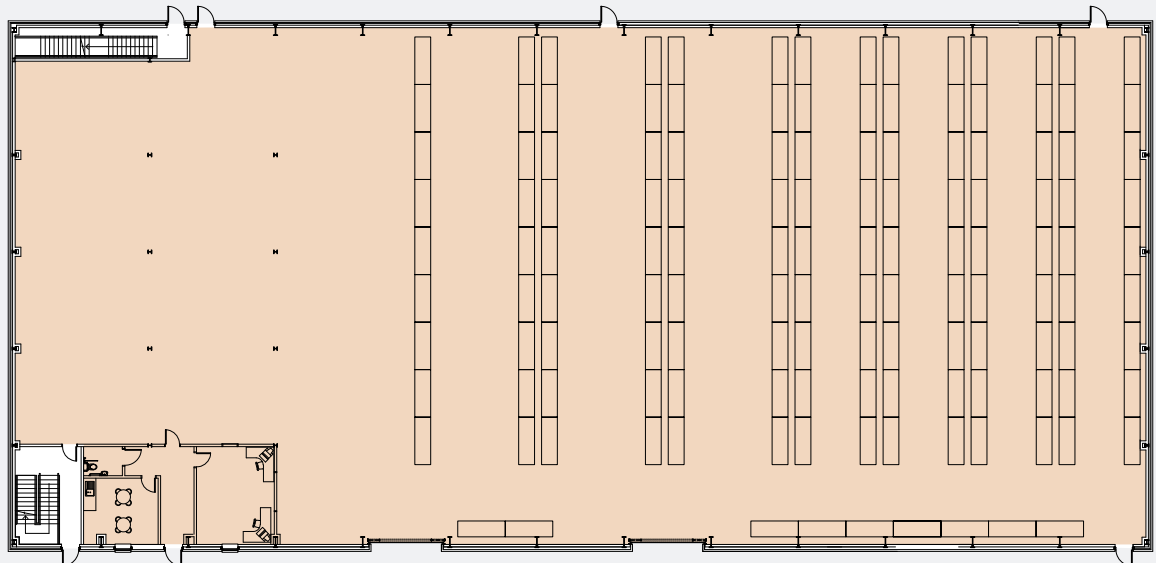
UNIT NO	WAREHOUSE	MEZZANINE	YARD	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)
22	19,838 sq ft	4,359 sq ft	0.5 Acres	£240,000 + VAT	£5,000 + VAT	£5,000 + VAT

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

**MEZZANINE**  
4,359 SQ FT



**GROUND FLOOR**  
19,838 SQ FT

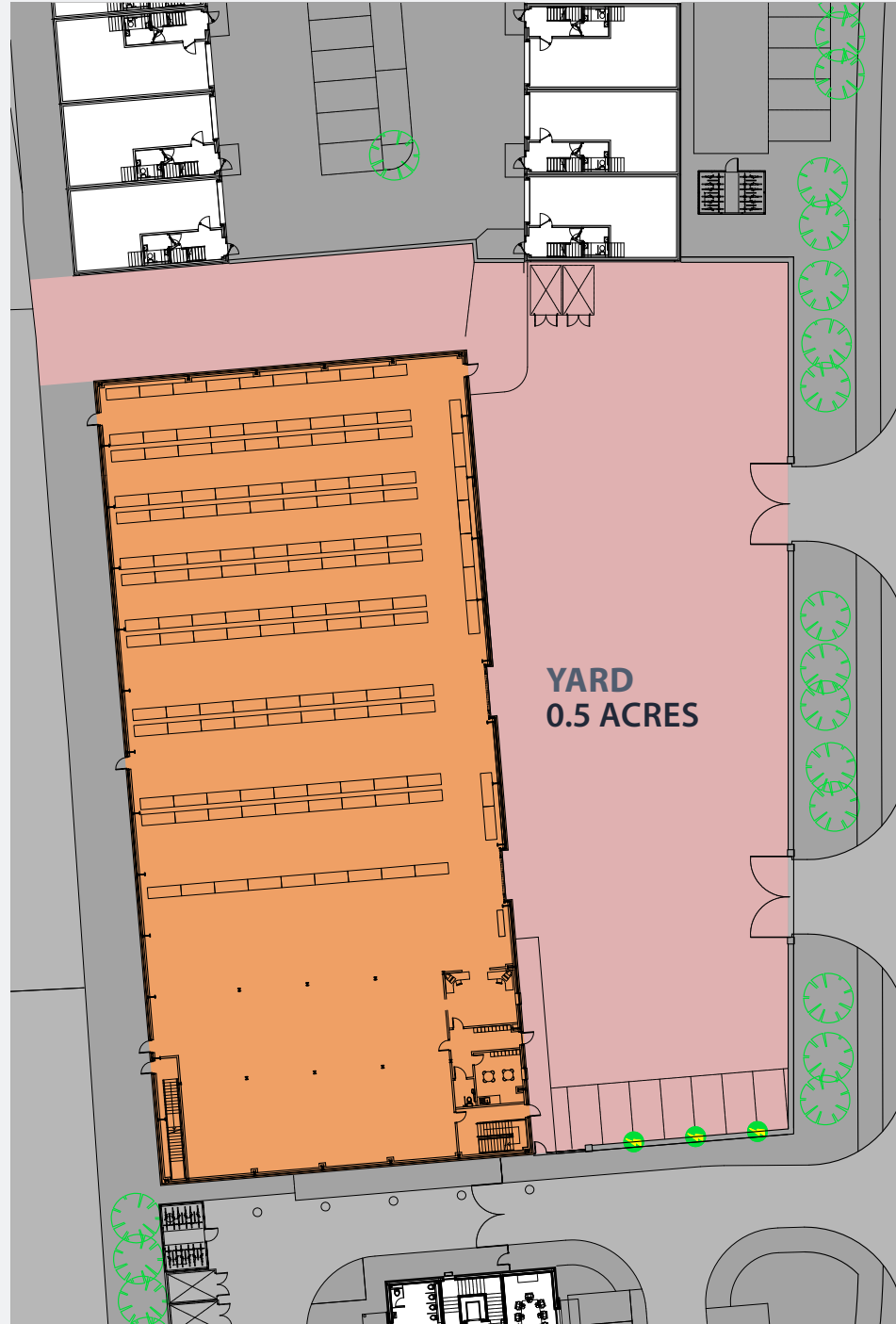


MANDALE PARK

# TS16

STOCKTON  
ON TEES

Urlay Nook Road  
Eaglescliffe  
Stockton on Tees  
TS16 0TA





**URLAY NOOK ROAD  
STOCKTON ON TEES  
TS16 0TA**

 chestnuts.fool.warmers

## CONTACT

For further information  
or to arrange a viewing  
please contact:

**Tim Carter**  
m. 07904 622278  
e. [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

