

TO LET



TO LET - 2 SECURED INDUSTRIAL UNITS

Unit 22 - 14,259 sq ft / Unit 22A - 9,900 sq ft

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 property has been designed and fitted out to a high standard and is now available as two self-contained industrial / warehouse units.

Unit 22

Ground floor warehouse extending to approximately 9,900 sq ft together with a first-floor mezzanine of approximately 4,359 sq ft. This unit benefits from office accommodation together with staff welfare facilities including WC, kitchen / staff room and locker facilities.

Unit 22A

Ground floor warehouse extending to approximately 9,900 sq ft. This unit benefits from a dedicated toilet block and kitchen facilities.

SPECIFICATION

- Modern warehouse facility designed to a high standard
- 7.5m to Eaves
- Racking System (optional)
- LED Warehouse Lighting
- Electrically operated roller shutter doors
- 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 new Full Repairing and Insuring leases for terms to be agreed.

- Unit 22 – £130,000 per annum
- Unit 22A – £120,000 per annum

SERVICES

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

VAT

All figures quoted are plus VAT.



MANDALE PARK

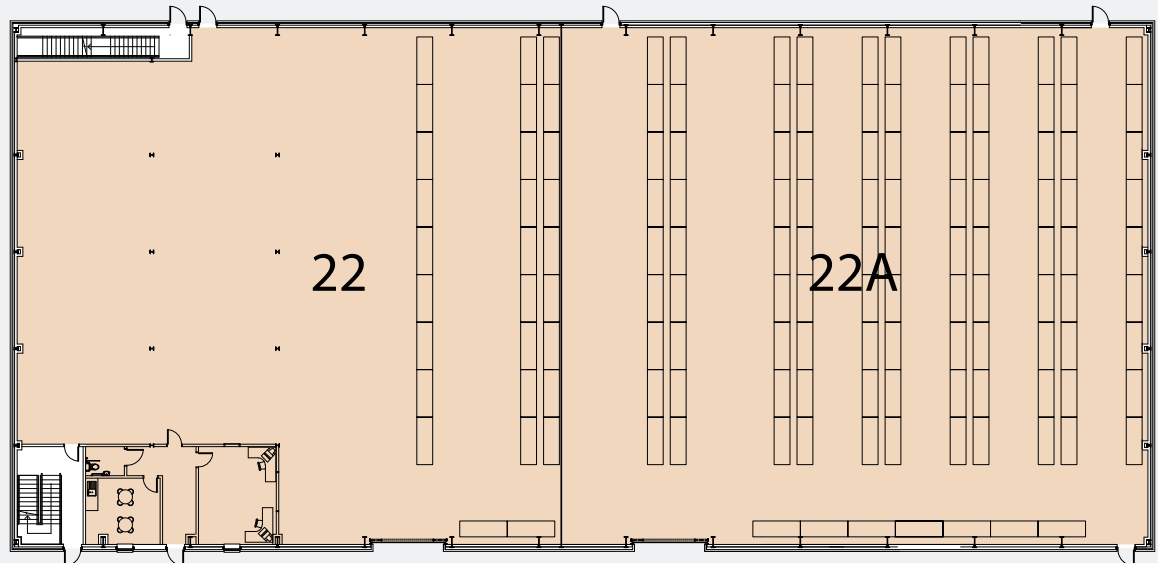
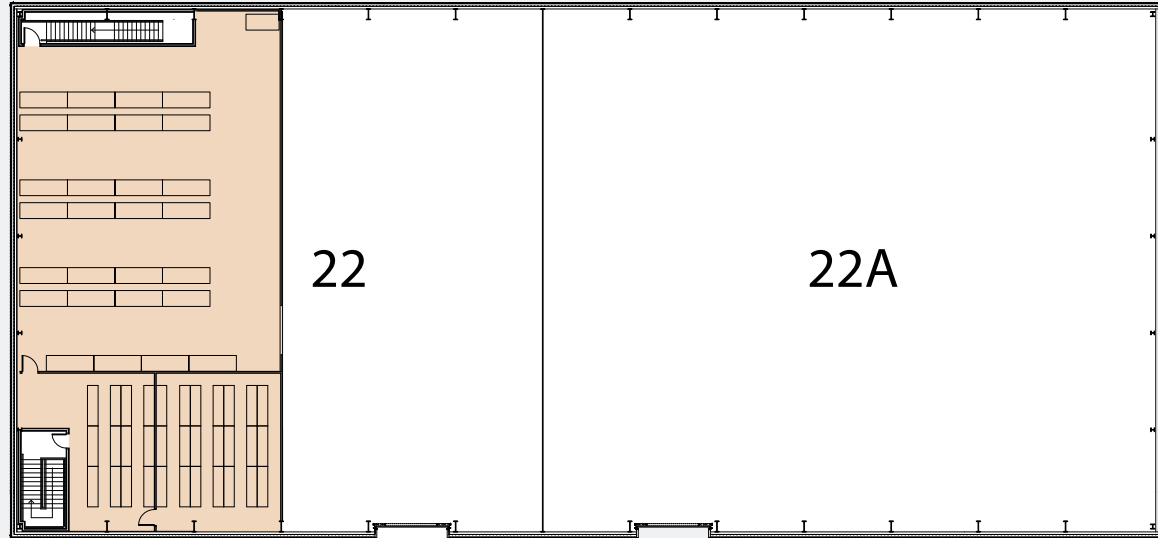
TS16

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	9,900 sq ft	4,359 sq ft	xx Acres	£130,000 + VAT	£2,500 + VAT	£2,500 + VAT
22A	9,900 sq ft	-	xx Acres	£120,000 + VAT	£2,500 + VAT	£2,500 + VAT

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

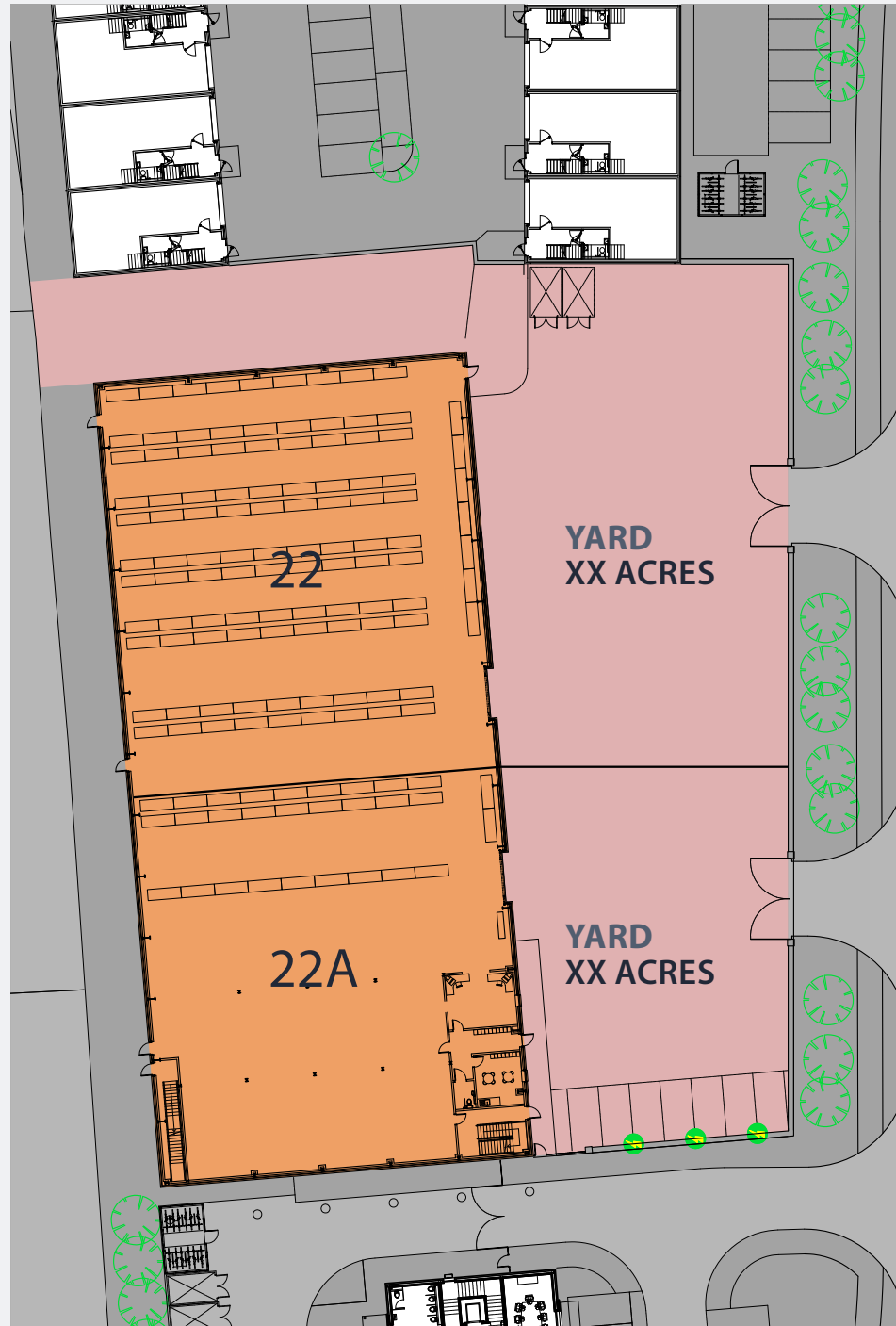


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Mandale Group

CONTACT

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**URLAY NOOK ROAD
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