

To Let 5 Large Industrial Units with Secured Yards

MANDALE INDUSTRIAL PARK TS16, URLAY NOOK, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0QB



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LOCATION

Urlay Nook is situated to the south east of Stockton on Tees with direct access via Urlay Nook road from the A67, which links the A19 to the east to the A66 and A1(M) to the west.

The A67 is also the principal access to Teesside International Airport, where a new 270-acre freeport is proposed offering airside customs benefits as part of the wider Teesside freeport strategy. The airport will benefit from £20M of new investment as part of an overall strategy shift to include commercial freight alongside traditional holiday flights.

To support increased transport flows, ground was broken on a new roundabout and link road directly to the airport from the A67, within 500m of Urlay Nook. The subject property is the closest privately-owned industrial opportunity to the Teesside Airport Freeport zone.

DESCRIPTION

A rare opportunity to lease a brand new state of the art Industrial unit designed to a very high specification.

The development will comprise five mid box units with ancillary yardage ranging between 24,000 sq ft to 117,000 sq ft GIA.

The scheme will deliver 315,000 sq ft (29,264 sq m) GIA total on a site of 22.8 acres.

SPECIFICATION

- 12m Eaves
- Dock leveller loading access
- Level access loading doors
- 5% office content
- 30 kN m2 floor loading
- LED Warehouse lighting
- Large service yards
- Extensive car parking

THE UNIT SIZES PLUS YARDS

- Unit 1** 24,000 sq ft
- Unit 2** 34,000 sq ft
- Unit 3** 50,000 sq ft
- Unit 4** 90,000 sq ft
- Unit 5** 117,000 sq ft



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UNIT 1



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UNIT 2



UNIT 1

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UNIT 3



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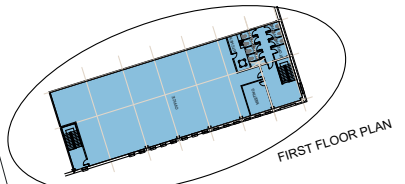
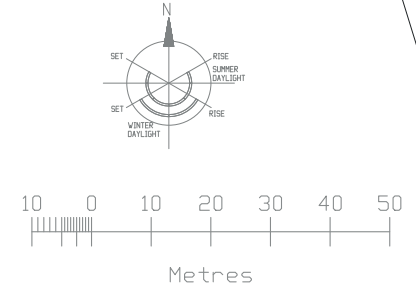
UNIT 4



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UNIT 5



ACCOMMODATION

Unit	Size GIA sq ft	Size Office sq ft	Size Yard sq m	Rent pa plus VAT	Loading access			Availability
					Dock Levellers	Level Access	Floor Loading	
1	24,000	1,200	2,200	240,000	1	2	30 kN m ²	
2	34,000	1,750	2,710	340,000	2	3	30 kN m ²	
3	50,000	2,500	4,560	500,000	2	3	30 kN m ²	
4	90,000	4,500	8,360	900,000	4	5	30 kN m ²	
5	117,000	5,800	10,870	1,170,000	121	14	30 kN m ²	

*Unit 2 is proposed to provide a cross-docked layout. Exact loading provision may be varied by agreement.



IMPORTANT NOTICE: These details were compiled October 2022 and whilst every reasonable effort has been made by the retained agents 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. The retained agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the retained agents or 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.