

# TO LET HYBRID INDUSTRIAL UNITS

## 2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

# TS1

CANNON PARK, MIDDLESBROUGH,  
TS1 5AJ



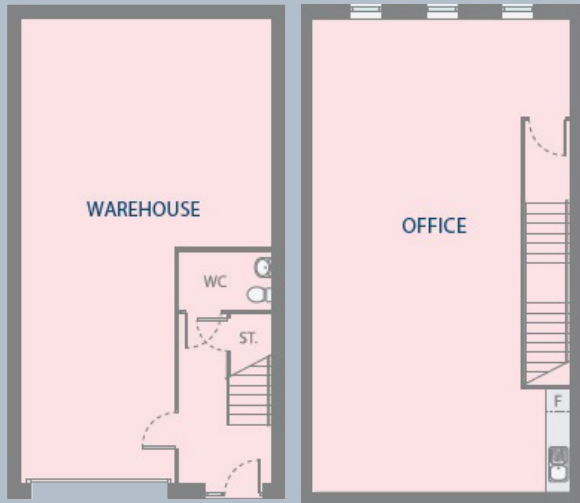
Mandale  
Group



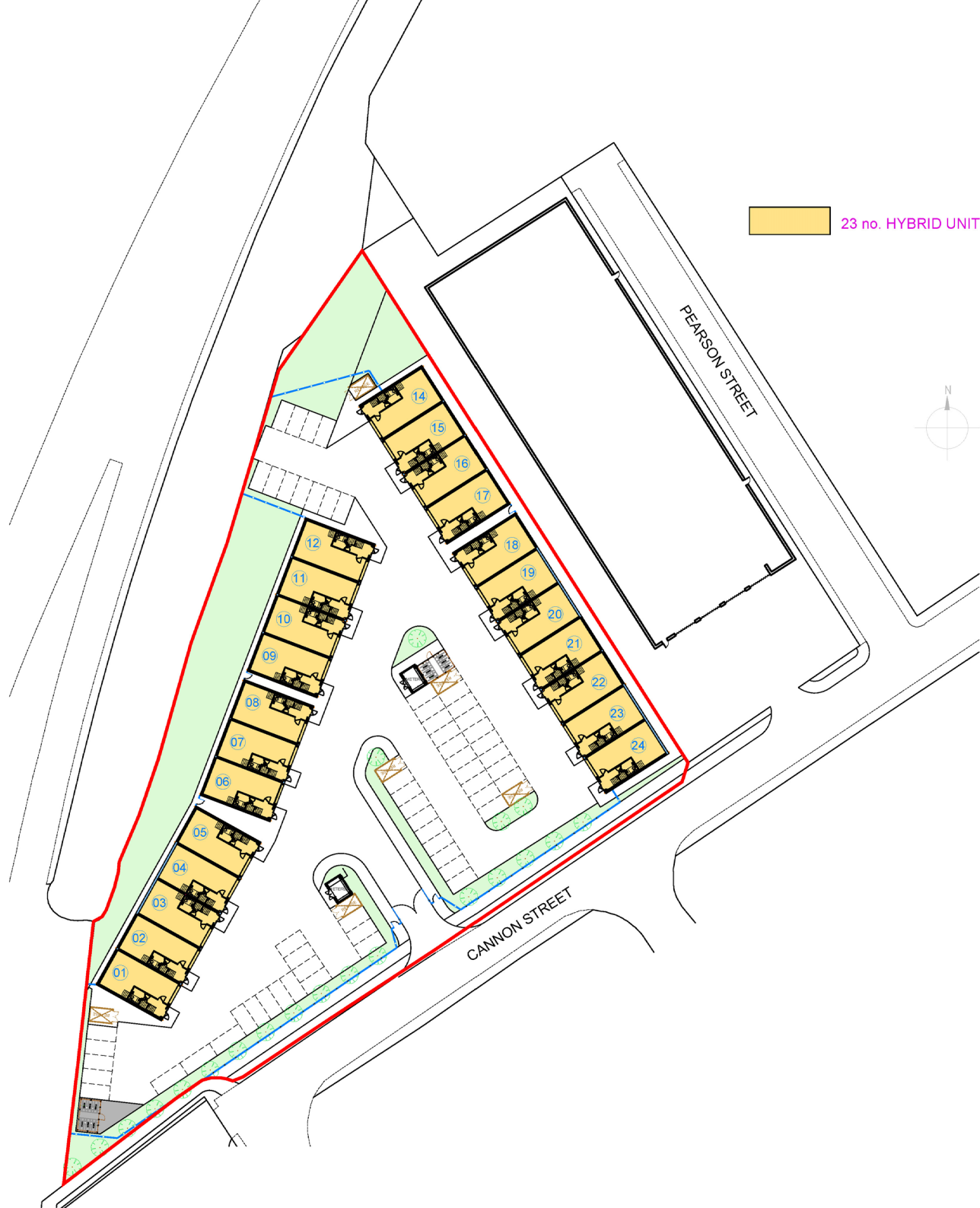
EXAMPLE CONFIGURATION



GROUND FLOOR & FIRST FLOOR PLANS



UNIT	Type	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	NOTES	AVAILABILITY
14	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
15	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
16	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
17	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
18	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
19	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
20	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
21	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
22	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
23	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		
24	Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT		



**LOCATION:**

Mandale Park TS1 is conveniently located in Middlesbrough at the well-known trading estate, Cannon Park. accessed via Newport Road.

Nearby you'll find major sea port, Teesport, which was granted freeport status in 2021. It's anticipated to boost the local economy with £1.4bn in additional inward investment and create 18,000 jobs.

The development also benefits from excellent road transport links located immediately adjacent to the A66 dual carriageway providing direct access to the A19.

**DESCRIPTION:**

We will be constructing 11 hybrid 2 storey industrial units. The units are completely adaptable for a wide range of uses. From trades, offices, hair and beauty, food manufacturing - whatever your needs, we can accommodate.

**TERMS:**

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

**BUSINESS RATES:**

It is our estimation that the properties will be rates free subject to the quantity of units taken. However, it is recommended that each potential tenant makes their own enquiries before proceeding.

**SERVICES:**

The properties will have 3 phase electric, water and BT. Each service is individually metered so you're in control of your own consumption.

**VAT:**

All figures quoted are exclusive of VAT which will be applied.

**EPC:**

To be provided upon completion of each unit.

**RESERVATION:**

Contact us today for further information and to reserve a property.



MANDALE PARK

TS1

CANNON PARK,  
MIDDLESBROUGH,  
TS1 5AJ



VIEW OUR  
VIRTUAL TOUR



MANDALE PARK  
TS1

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