



Mandale  
Group

TO LET

# COMING SOON

## HYBRID INDUSTRIAL UNITS (2 Storey)

Ground floor 830 sq ft & First floor 720 sq ft

MANDALE PARK TS1, CANNON PARK , MIDDLESBROUGH, TS1 5RY





# MANDALE PARK TS1

CANNON PARK, MIDDLESBROUGH, TS1 5RY

## LOCATION

Mandale Park TS1 is located on Cannon Street, immediately adjacent to the A66 dual carriageway and in the heart of the wider Cannon Park estate, which, alongside Riverside Park, comprise the prime industrial locations in Middlesbrough.

Cannon Park is accessed via Newport Road, which links to the A66 and in turn the A19, 1 km to the west.

Cannon Park is host to a range of national trade occupiers including Edmundson Electrical, CEF, Rexel and Johnstone's Decorating Centres. Riverside Park, located immediately to the north of the A66, provides a greater focus on manufacturing and shipping occupiers, including Cleveland Cable, Sulzer Chemtech, SIG Roofing, and AV Dawson. Both estates benefit from proximity to Teesport (located 2km to the north east of the subject property), which was granted Freeport status in the 2021 budget and as a result is anticipated to boost the local economy by 18,000 jobs and £1.4Bn in additional inward investment.

The former gasworks site to the east of the property recently achieved planning consent for the erection of a new depot and warehouse facility for Northern Gas Networks, while the cleared site to the west is owned by the vendor and following significant occupier interest will be developed to provide further industrial accommodation.

The Large Unit adjacent to the scheme has recently been let to FUJIFILM Diosynth Biotechnologies for their new research, development and storage facility.

## DESCRIPTION

Mandale Park TS9 will comprise of 23 Hybrid units. A new concept in Industrial units, they are 2 storey with the Ground floor having 830 sq ft of storage space and a first floor of 720 sq ft which can be used for either storage or office space. The unit is equipped with toilet facilities and a kitchen. They are fitted out to a very high standard. Windows are installed at the first floor level and the unit comes with LED Lighting, an electric roller shutter door.

## TENURE

The units are available by way of a new full repairing and insuring lease the terms of which are to be agreed.





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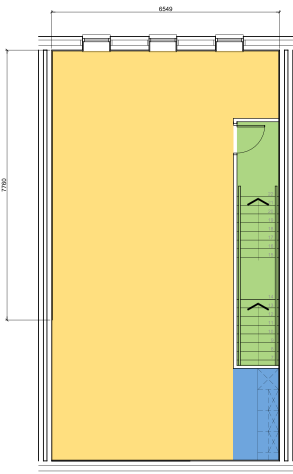


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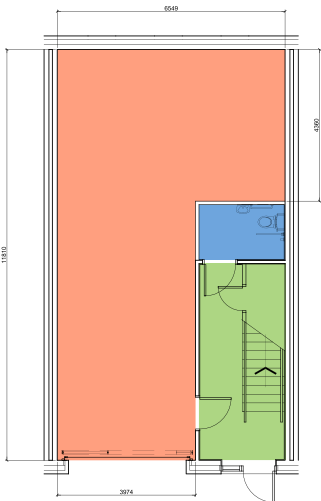
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## ACCOMMODATION

UNIT NO	GROUND	FIRST	TOTAL	ANNUAL RENT	SERVICE CHARGE	INSURANCE	STATUS
1	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
2	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
3	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
4	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
5	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
6	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
7	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
8	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
9	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
10	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
11	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
12	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
14	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
15	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
16	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
17	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
18	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
19	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
20	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
21	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
22	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
23	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	
24	830 sq ft	720 sq ft	1,550 sq ft	£16,000+VAT	£450.00+VAT	£300.00+VAT	



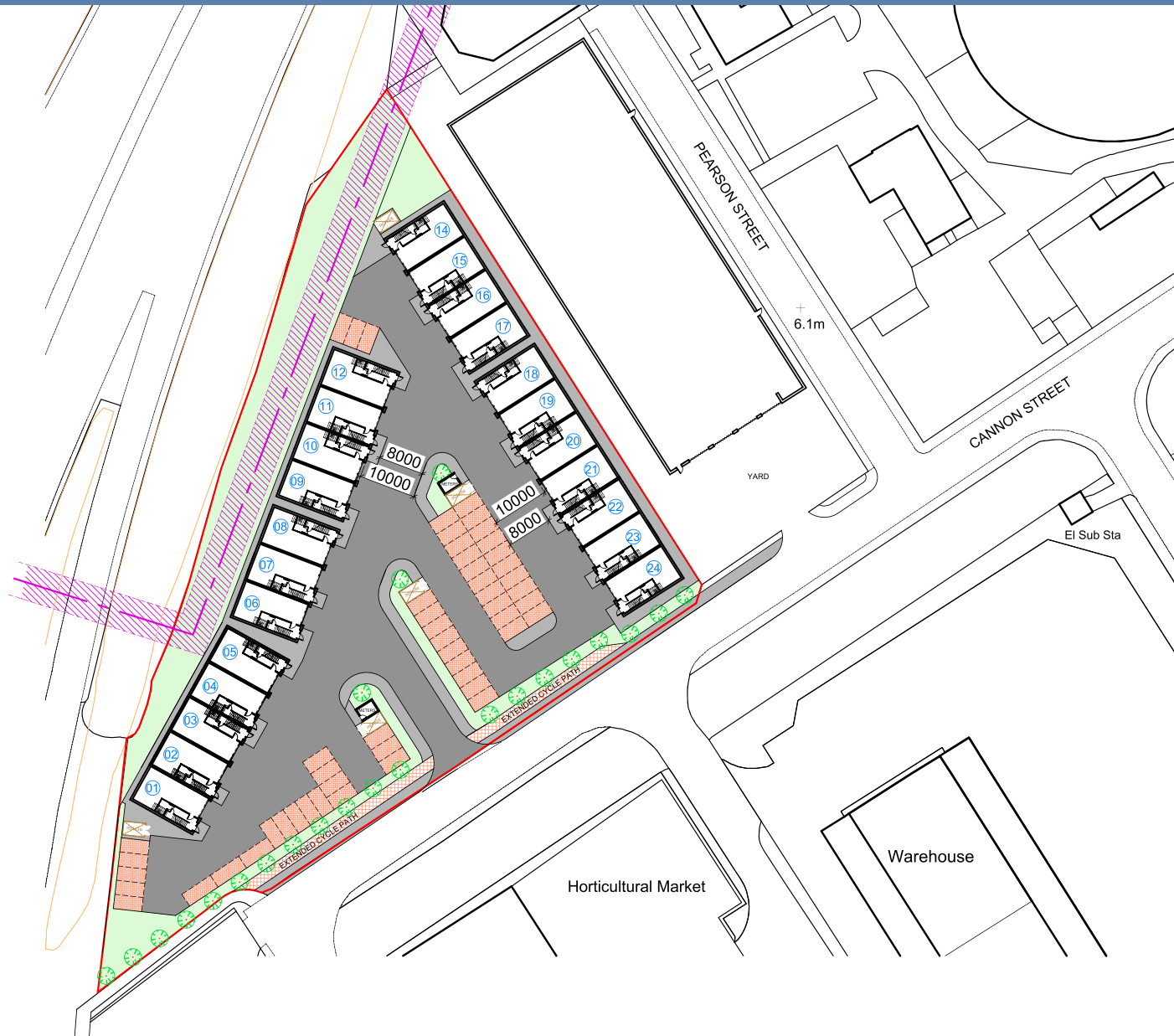
FIRST FLOOR PLAN



GROUND FLOOR PLAN

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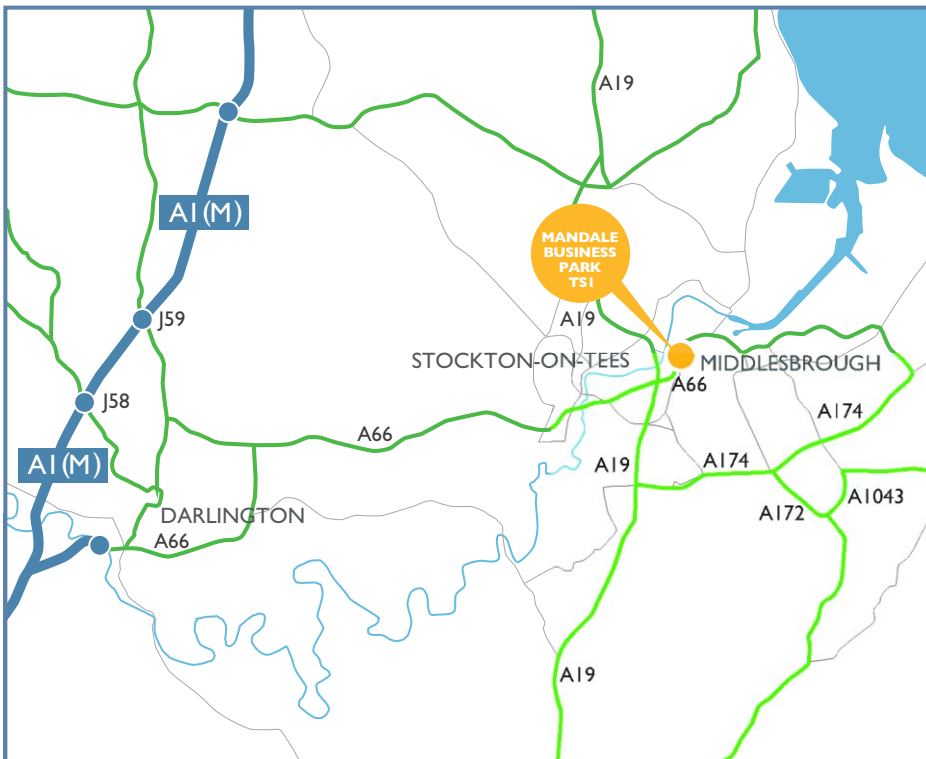
## HYBRID UNITS



Alternative ideas for the first floor



Ground Floor



## TENURE

Units are available by way of new full repairing and insuring leases.

## VAT

Applicable where required.

## BUSINESS RATES

Please make your own enquiries to ensure you qualify.

## VIEWING

### Mandale

Joe Darragh  
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### Graham S Hall

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### CPNE

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**Mandale**  
Group

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**CONNECT**  
**PROPERTY**

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www.cpne.co.uk

**Graham S Hall**  
CHARTERED SURVEYORS

0191 731 8660



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