

Modern Hybrid Units - Available 1,550 sq ft over 2 floors

MANDALE PARK TS9, MOUNT PLEASANT WAY, STOKESLEY, TS9 5NZ



Mandale Park TS9

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LOCATION

Mandale Park TS9 is located at Mount Pleasant Way at Stokesley Business Park TS9 5NZ. It's a new business park with adjacent occupiers such as JT Atkinsons Builders Merchants and Armstrong Richardson who supply Agricultural products. Both companies have invested heavily into the area.

DESCRIPTION

Mandale Park TS9 will comprise of 16 Hybrid units.

Hybrid Units – A new concept in Industrial units, they are 2 storey with the Ground floor having 828 sq ft of storage space and a first floor of 740 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.

Electric Supply – Each of the Units are fitted with a 20KVA 3 phase supply.



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ACCOMMODATION

Unit	Unit Sq Ft	Floors	Ff Height	Yard	Annual Rent	Service Charge	Annual Insurance	Availability	Sales Price
1	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT	X	£250,000.00
2	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT	X	£250,000.00
3	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT	X	£250,000.00
4	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT	X	£250,000.00
5	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT	X	£250,000.00
6	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
7	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
8	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
21	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
22	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
23	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
24	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
25	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
26	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
27	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT		£250,000.00
28	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT	X	£250,000.00



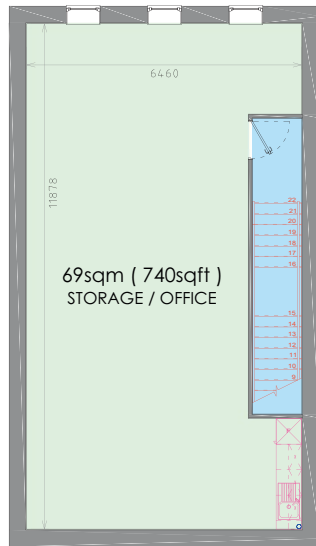
Ground Floor



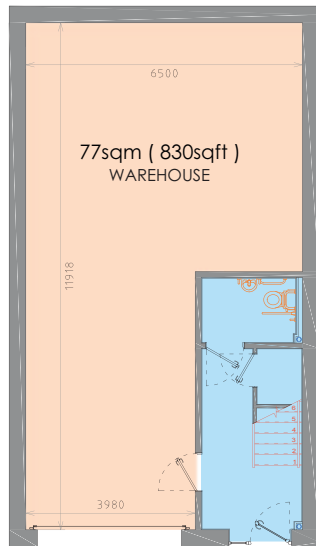
Alternative ideas for the first floor



First Floor



Ground Floor



X Unit Taken



TENURE

Units are available by way of new full repairing and insuring leases or by a Freehold Purchase.

VIEWING

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VAT

Applicable where required.

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BUSINESS RATES

Please make your own enquiries to ensure you qualify.



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