

# 21 HYBRID BUSINESS UNITS

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

A flexible workspace to suit your business needs

MANDALE PARK

# TS16

URLAY NOOK ROAD, EAGLESCLIFFE,  
STOCKTON ON TEES, TS16 0TA

AVAILABLE  
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# TS16

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EAGLESCLIFFE,  
STOCKTON ON TEES,  
TS16 0TA

## LOCATION:

Urlay Nook is a prime location giving easy access to Stockton, Middlesbrough and Darlington as well as the popular local hubs of Yarm and Eaglescliffe. Mandale Park TS16 also offers outstanding commuter links with Teesside International Airport on the doorstep as well as the A1(M), A19 and A66 being very close by. The strategic position of the development means it serves a huge area, and so provides an array of opportunities for any potential tenant.

## THE UNITS:

Each 2 storey 1,550sq. ft. unit comes complete with a WC, kitchenette, electric roller shutter, BT connection, 3-phase electricity and water, ensuring a hassle-free and efficient work environment from day one.

## THE DEVELOPMENT

Beyond the generous specification of the industrial units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

## TERMS:

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

## 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.

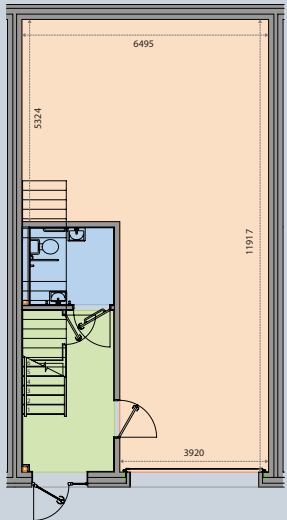
## RESERVATION:

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

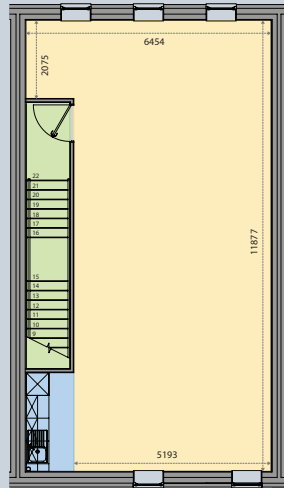




GROUND FLOOR & FIRST FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

UNIT	UNIT SQ FT	FLOORS	ANNUAL RENT	SERVICE CHARGE	ANNUAL INSURANCE	AVAILABILITY
1	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	LET
2	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	LET
3	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	LET
4	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
5	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
6	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
7	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
8	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
9	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
10	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
11	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
12	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
13	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
14	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
15	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
16	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
17	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	
18	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	LET
19	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	LET
20	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	LET
21	1550	2	£16,000 + VAT	£620 + VAT	£300 + VAT	



DIAMOND'S

M. Projects Ltd.

Chickens

ME

TO LET  
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or 01753 600 112

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OLIVIA'S  
LUXURY INTERIORS & DESIGN

OLIVIA'S  
LUXURY INTERIORS & DESIGN

MANDALE PARK  
TS16  
1

BIN  
STORE



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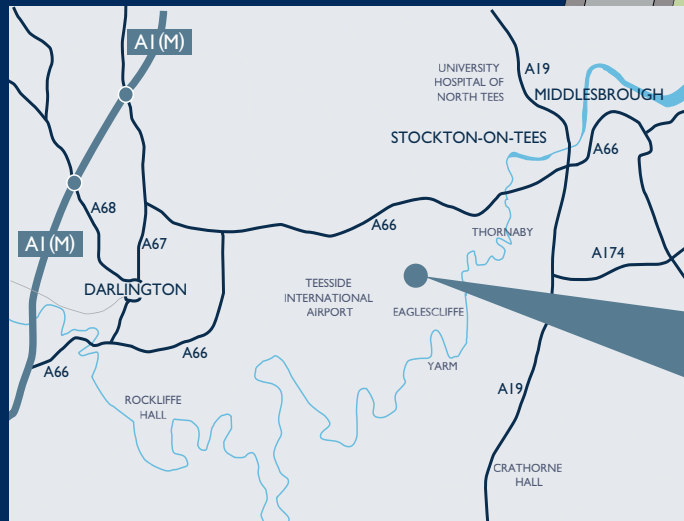
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VIRTUAL TOUR

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rob@mandale.com

mandalegroup.com



MANDALE PARK

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Siteplan Key:

B Bin Store

C Cycle Store

⚡ Charging point

IMPORTANT NOTICE: These details were compiled October 2021 and whilst every reasonable effort has been made by Mandale Business 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. Mandale Business and their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business 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.



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