

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

MANDALE PARK

TS1

CANNON PARK,
MIDDLESBROUGH,
TS1 5AJ



VIEW OUR
VIRTUAL TOUR

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. Each 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 ground floor warehouse is perfect for storage whilst the load bearing first floor can be customised into limitless configurations suitable for any business.

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:

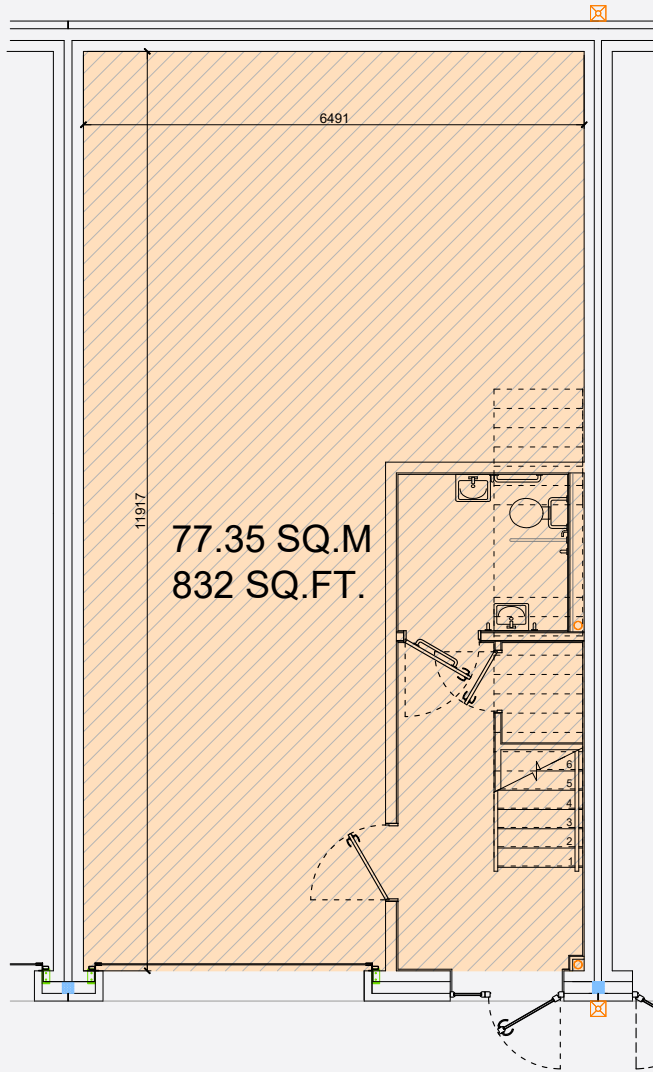
All figures quoted are exclusive of VAT which will be applied.

EPC:

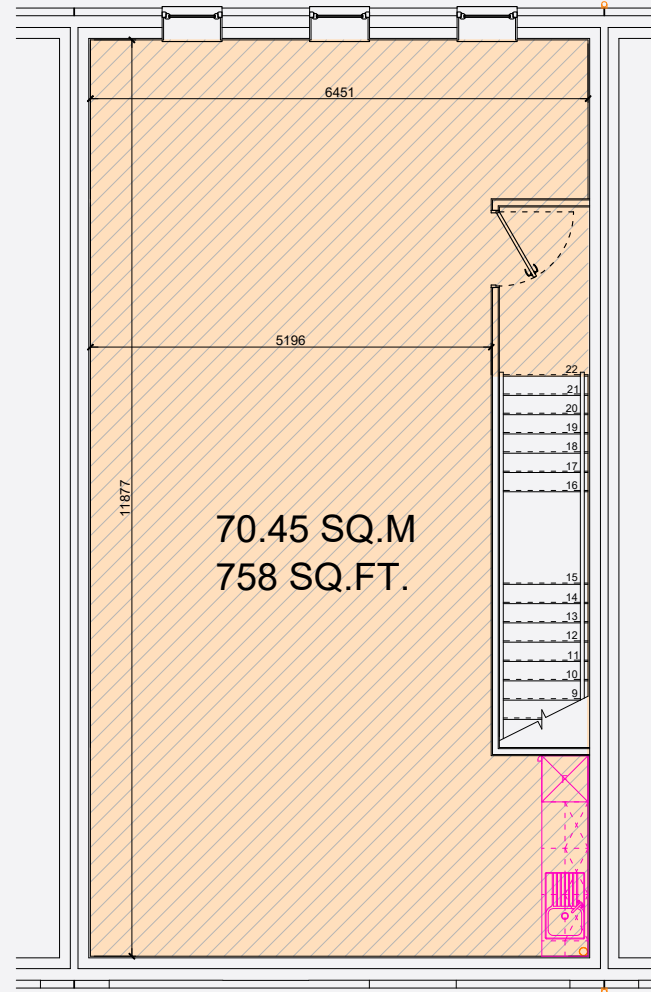
To be provided upon completion of each unit.

TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE
Hybrid	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT





GROUND FLOOR



FIRST FLOOR

TOTAL HATCHED AREA - 147.8 SQ.M. (1590 sqft)

MANDALE PARK

TS1

CANNON PARK,
MIDDLESBROUGH,
TS1 5AJ



VIEW OUR
VIRTUAL TOUR

- B Bin Store
- M Meter Room
- C Cycle Store





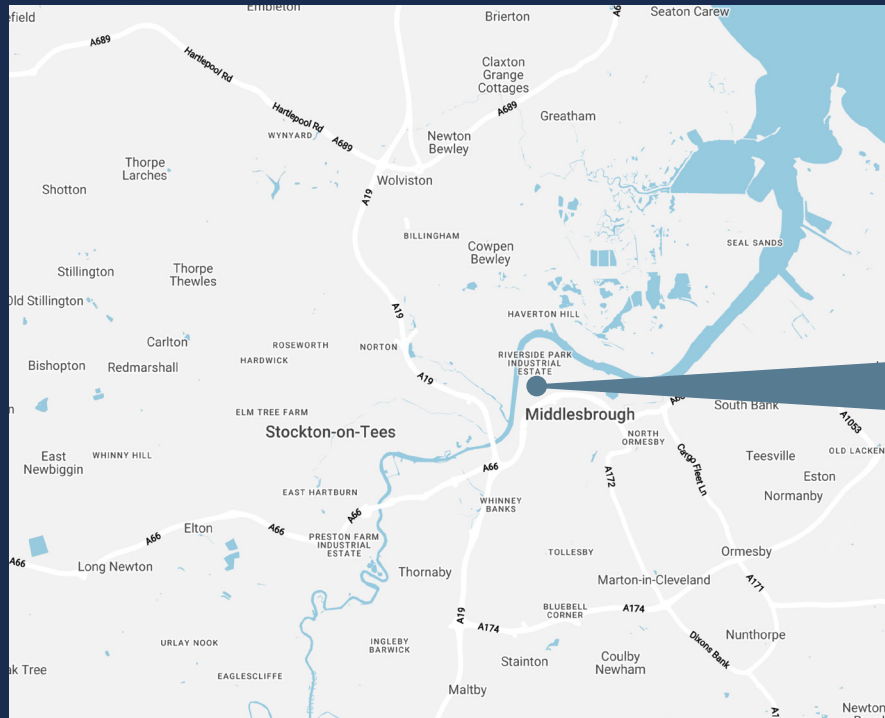
MANDALE PARK

TS1

CANNON PARK,
MIDDLESBROUGH,
TS1 5AJ



VIEW OUR
VIRTUAL TOUR



CONTACT

For further information or to arrange a viewing please contact:

Joe Darragh
m. 07973 908 599
e. joe@mandale.com

Rob Harriman
m. 07739 326 759
e. rob@mandale.com

MANDALE PARK

TS1

[dote.angle.violin](https://www.dote.angle.violin)

IMPORTANT NOTICE: These details were compiled July 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.