

FOR SALE 4 HYBRID COMMERCIAL UNITS

OFFERS IN REGION OF £850,000 (EX VAT)

New-build fully-let industrial opportunity with RPI indexation

MANDALE PARK

TS9

MOUNT PLEASANT WAY,
STOKESLEY, TS9 5GN




Mandale
Group

MANDALE PARK

TS9

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STOKESLEY,
TS9 5GN**



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THE UNITS

This investment comprises an estate of four fully-let industrial units of traditional brick and block construction.

Internally, the units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a 3.4m roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The units have been designed with occupier affordability in mind; LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property benefits from a ten year insurance-backed build warranty.

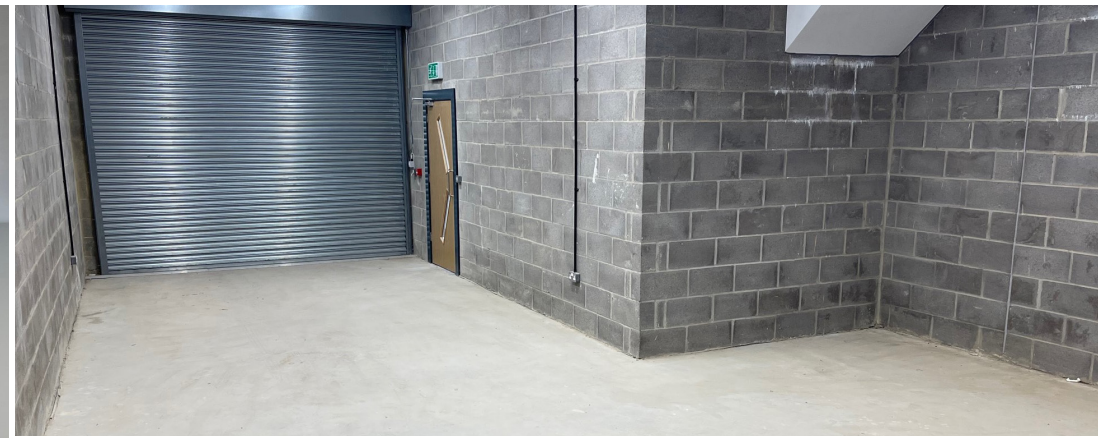
LOCATION

Stokesley is a market town conveniently located for easy access to Middlesbrough, Guisborough and the North Yorkshire Moors National Park.

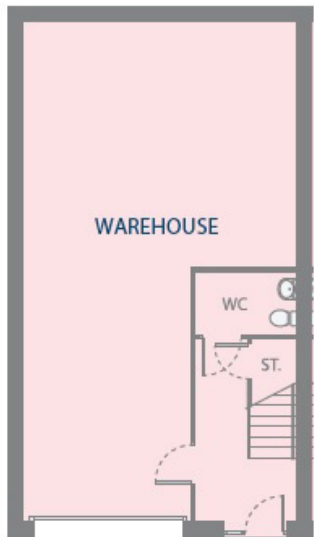
Mandale Park TS9 is located in Stokesley Business Park, the largest of its kind between Thornaby and York. The business park is adjacent to occupiers such as JT Atkinson Builders Merchants and Armstrong Richardson who supply agricultural products. Both companies have invested heavily into the area.

The strategic location of Mandale Park TS9 means it serves a huge area, and so provides an array of opportunities for any potential tenant.

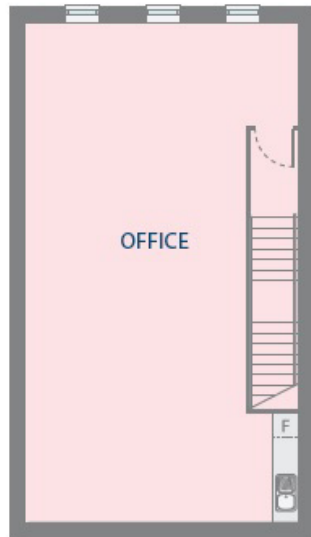




FLOOR PLANS - 6.45m x 12m (approx)



Warehouse
74m² (800ft²)



Office
70m² (750ft²)

- A newly-delivered, multi-let industrial estate
- Total gross internal area of 6,200 sq. ft., high quality, flexible accommodation split into four units with associated landscape and parking.
- Fully let to a robust mix of regional occupiers, with 100% of the income benefitting from uncapped RPI-link reviews
- All units benefit from an EPC B rating, providing protection from forthcoming regulatory changes while keeping occupier costs low
- Freehold
- **Offers sought IRO £850,000**

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Proposal

We are seeking offers in excess of £850,000 exclusive of VAT. There are 4 occupiers on long term leases with an excellent review pattern which is OMV or RPI the higher of.

Tenure

The properties will be sold Freehold.

VAT

The property has been elected for VAT and it is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC).

Business Rates

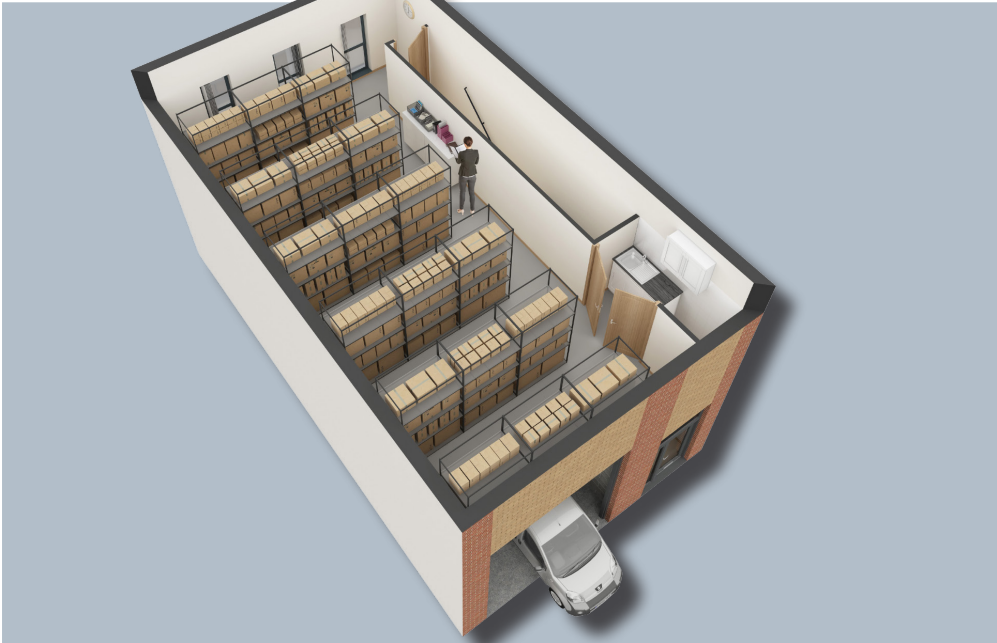
We recommend that potential buyers make their own enquiries regarding rates.

Tenancies & Accommodation

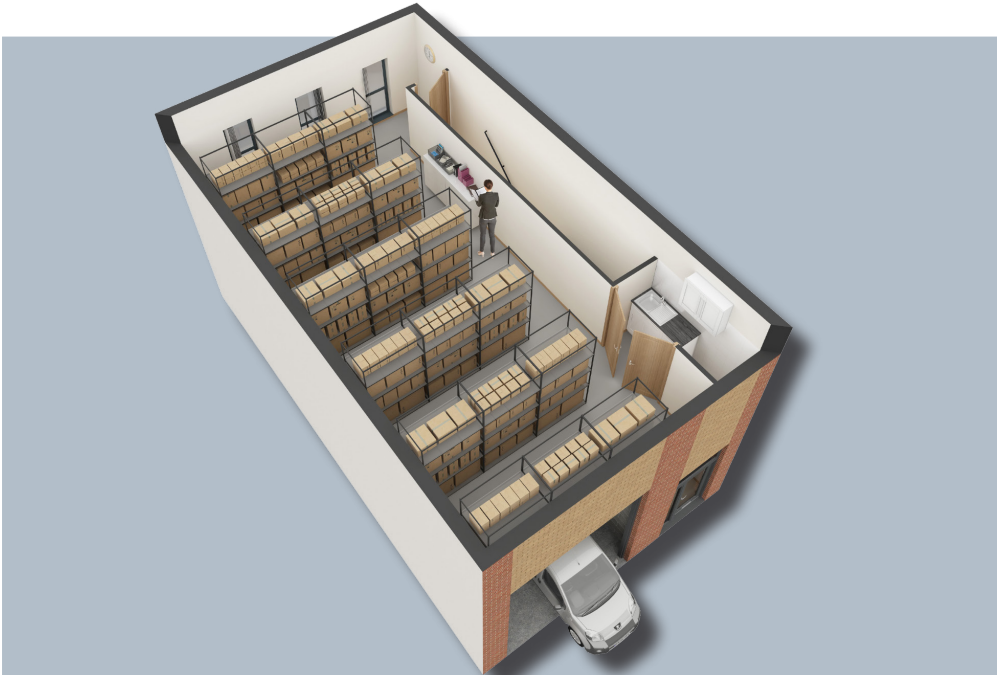
The property is fully let in accordance with the tenancy schedule below:

Unit	Tennant	GIA		Term (yrs)	Start	Review	Break	End	Service Charge (pa)	Insurance (pa)	Rent (pa)	
		sq. ft.	sq. m.									
21	KRR Prostream Ltd	1,550	143.99	10	27/09/2023	27/09/2028	26/09/2028	26/09/2033	£620	£300	£16,000	
22	Rebecca Powell MH Hospitality	1,550	143.99	9	01/01/2024	01/01/2027 01/01/2030	01/01/2027 01/01/2030	31/12/2033	£620	£300	£16,000	
23	TesTex NDT Ltd	1,550	143.99	10	01/12/2023	01/12/2028	01/12/2028	31/01/2033	£620	£300	£16,000	
24	CMB Dental Laboratory	1,550	143.99	10	11/09/2023	11/09/2028	11/09/2028	01/02/2032	£620	£300	£16,000	
		6,200	575.96									£64,000





EXAMPLE GROUND FLOOR LAYOUT



EXAMPLE FIRST FLOOR LAYOUT



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