

TO LET

5 LARGE INDUSTRIAL UNITS

WITH SECURED YARDS

MANDALE PARK

TS16

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



Mandale
Group

MANDALE PARK

M24

GREENSIDE WAY,
MIDDLETON,
M24 1SW

LOCATION:

Urayl Nook is situated to the south west of Stockton on Tees with direct access via Urayl Nook road from the A67, which links the A19 to the east to the A66 and A1(M) to the west.

The A67 is also the principal access to Teesside International Airport, where a new 270-acre freeport is proposed offering airside customs benefits as part of the wider Teesside freeport strategy. The airport will benefit from £20M of new investment as part of an overall strategy shift to include commercial freight alongside traditional holiday flights.

Within 500m of site, a new roundabout has been introduced directly into the airport from the A67 to support increased transport flows.

DESCRIPTION:

A rare opportunity to lease a brand new state of the art Industrial unit designed to a very high specification.

The scheme will deliver five industrial units all of which boast private car parking and large yards.

The five units with ancillary yardage will range between 24,000 sq ft to 117,000 sq ft GIA. The scheme will deliver 315,000 sq ft (29,264 sq m) GIA total on a site of 22.8 acres.

UNIT SIZES PLUS YARDS:

- Unit 1 - 24,000 sq ft
- Unit 2 - 34,000 sq ft
- Unit 3 - 50,000 sq ft
- Unit 4 - 90,000 sq ft
- Unit 5 - 117,000 sq ft

SPECIFICATION:

- **8m eaves**
- **Electrically operated roller shutter doors**
- **20kg load bearing floor**
- **LED warehouse lighting**
- **Private car parking**
- **Large service yards**
- **24 hour security**

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.



UNIT	SIZE GIA SQ FT	SIZE YARD SQ M	FLOOR LOADING	RENT PA + VAT	SERVICE CHARGE	AVAILABILITY
1	24,000	2,200	30 kN m2	£240,000 + VAT	£10,800 + VAT	
2	34,000	2,710	30 kN m2	£340,000 + VAT	£15,300 + VAT	
3	50,000	4,560	30 kN m2	£500,000 + VAT	£22,500 + VAT	
4	90,000	3,360	30 kN m2	£900,000 + VAT	£40,500 + VAT	
5	117,000	10,870	30 kN m2	£1,170,000 + VAT	£52,650 + VAT	





1

2

3

4

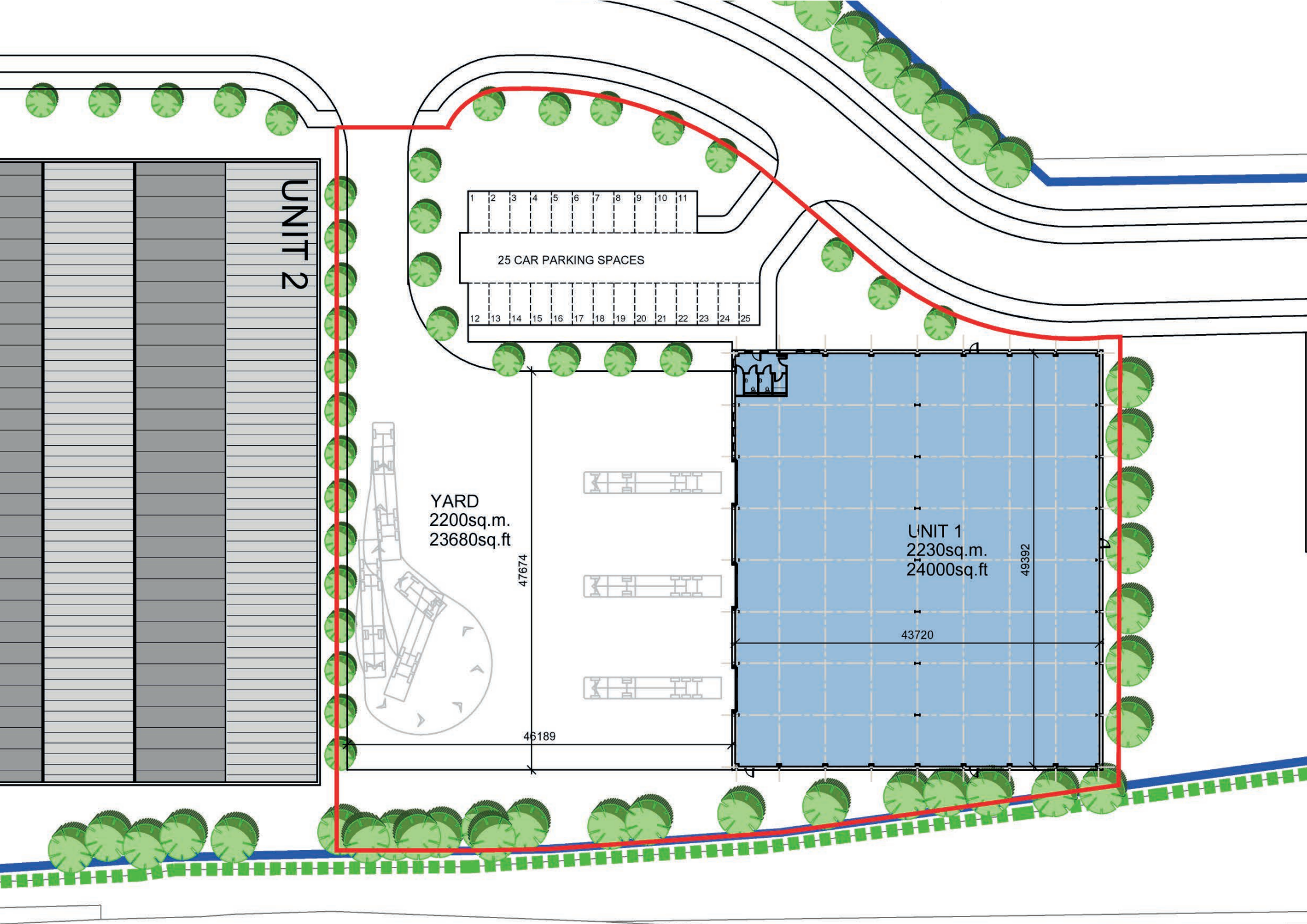
5

MANDALE PARK

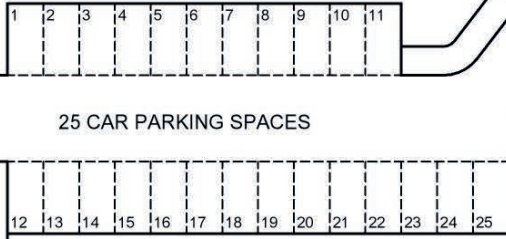
TS16

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





UNIT 2



YARD
2200sq.m.
23680sq.ft

UNIT 1
2230sq.m.
24000sq.ft

47674

46189

43720

49392

UNIT 3

YARD
2710sq.m.
29170sq.ft

32 CAR PARKING SPACES

UNIT 2
3160sq.m.
34000sq.ft

52674

51466

74042

43720

1 2 3 4 5 6 7 8 9

10 11 12 13 14 15 16 17

18 19 20 21 22 23 24 25

32

31

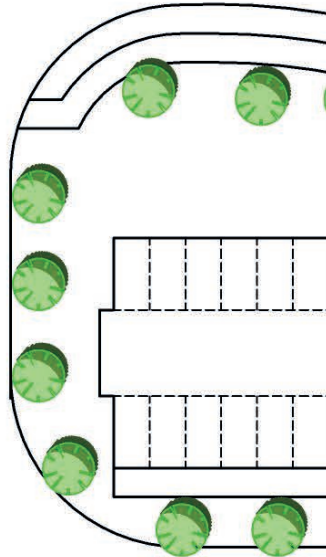
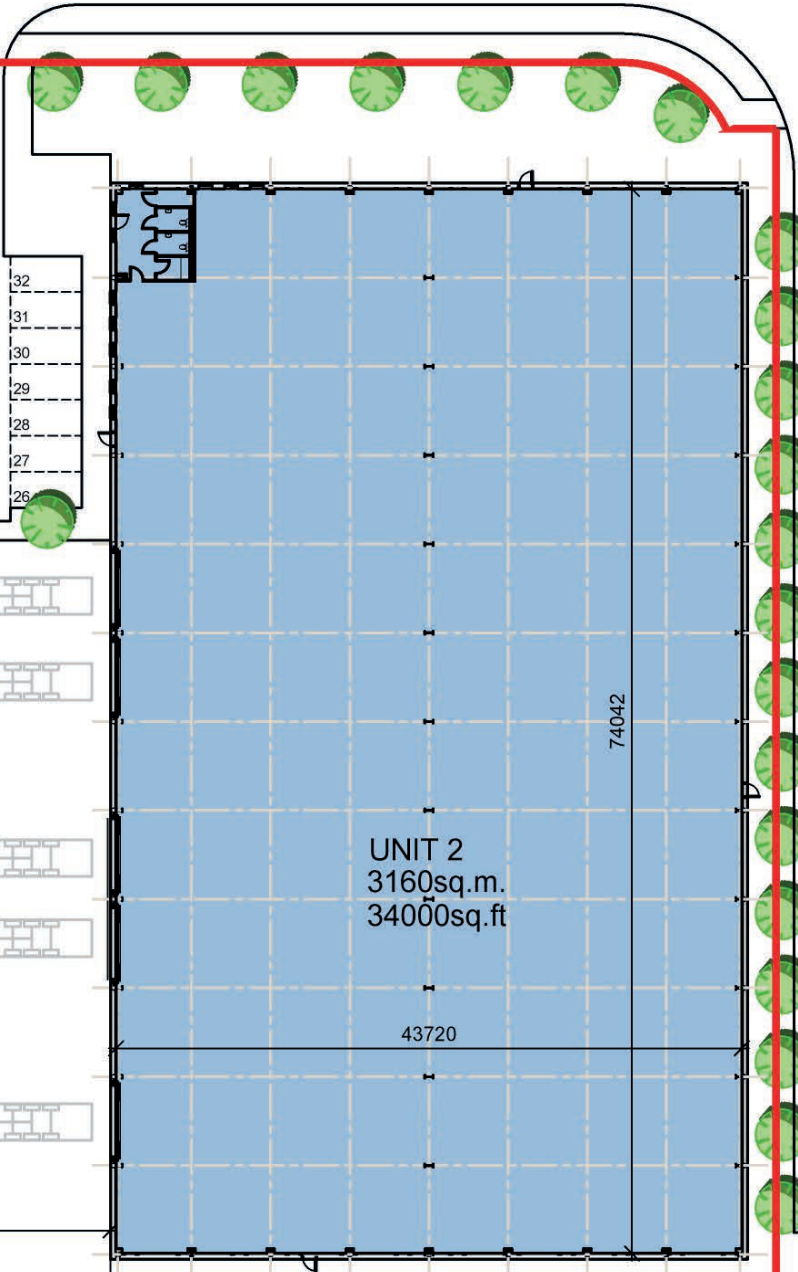
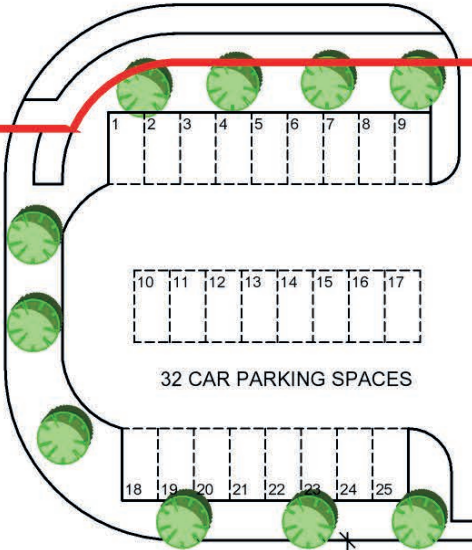
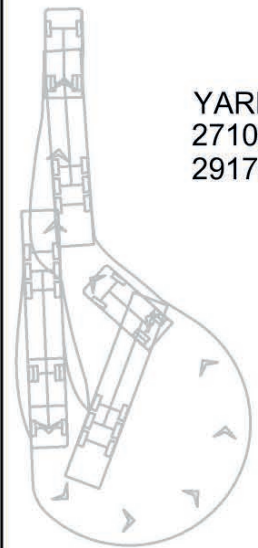
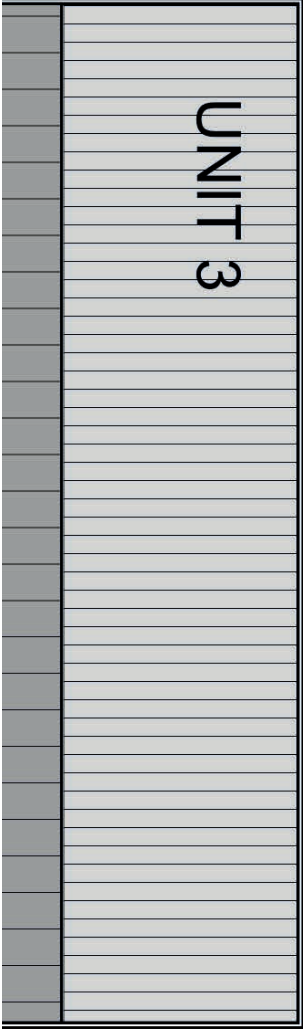
30

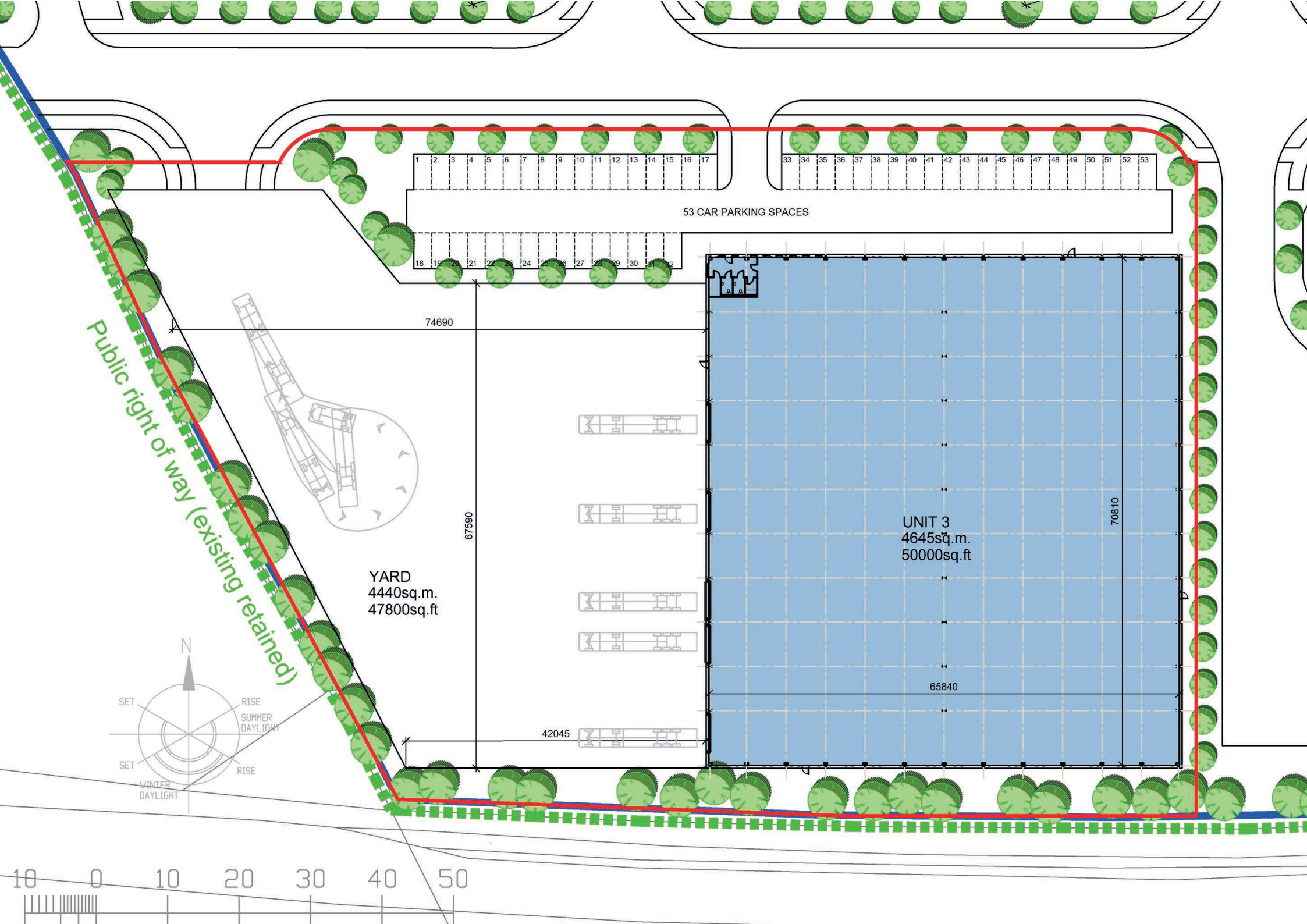
29

28

27

26



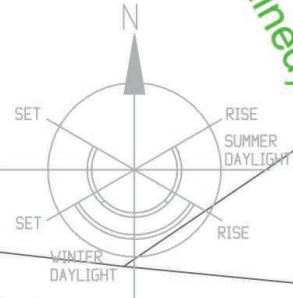


53 CAR PARKING SPACES

UNIT 3
4645sq.m.
50000sq.ft

YARD
4440sq.m.
47800sq.ft

Public right of way (existing retained)



10 0 10 20 30 40 50



UNIT 4
8360 sq.m.
90,000 sq.ft

YARD
8580 sq.m.
92355 sq.ft

110 CAR PARKING SPACES

LEVEL ACCESS
LEVEL ACCESS
LEVEL ACCESS
LEVEL ACCESS

DOCK LEVELLER
DOCK LEVELLER
DOCK LEVELLER
DOCK LEVELLER
DOCK LEVELLER
DOCK LEVELLER

LEVEL A
LEVEL
L





UNIT 5
10870 sq.m.
117,000 sq.ft.

YARD
8317 sq.m.
89525 sq.ft.

YARD
6057 sq.m.
65200 sq.ft.

71 CAR PARKING SPACES

159007

17391

49890

191439

67615

191439

37527

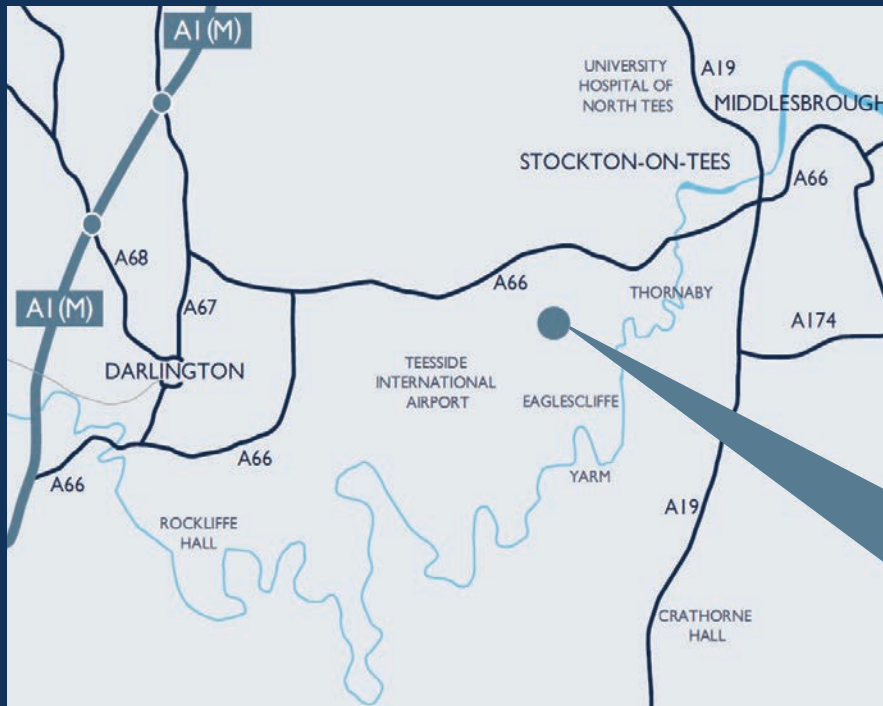
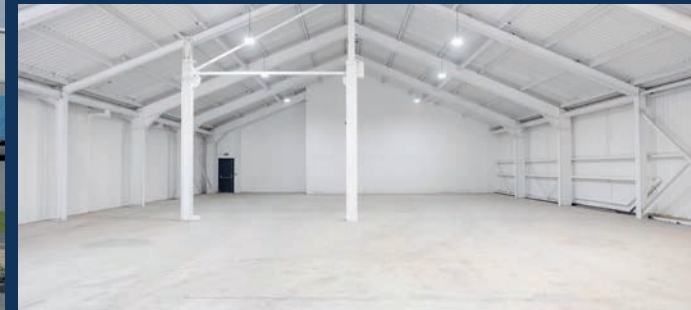
47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71

MANDALE PARK

TS16

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




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
TS16

 **speedy.nanny.freshest**

mandalegroup.com

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 and 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.