

FOR SALE, INVESTMENT OPPORTUNITY

UNIT 5 FREEHOLD - £180,000 (EX VAT)

A tenanted property with an annual income of £16,000.00
+ VAT per annum.

MANDALE PARK

TS9

MOUNT PLEASANT WAY,
STOKESLEY, TS9 5GN



MANDALE PARK

TS9

**MOUNT PLEASANT WAY,
STOKESLEY,
TS9 5GN**



**VIEW OUR
VIRTUAL TOUR**

Don't miss this opportunity to reserve a new-concept industrial unit. Our innovative hybrid units allow businesses to operate at maximum functionality with ground floor warehousing and first floor store/office space. These 1,550 sq. ft. units are the perfect distribution facility.

THE UNIT

Internally, the unit is 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 unit has 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.

- Electric roller shutter door
- Kitchenette, WC, 3-phase electric, water and BT fibre
- Discounted rate of £175,000.00
- Perfect for SIPP investments
- Freehold

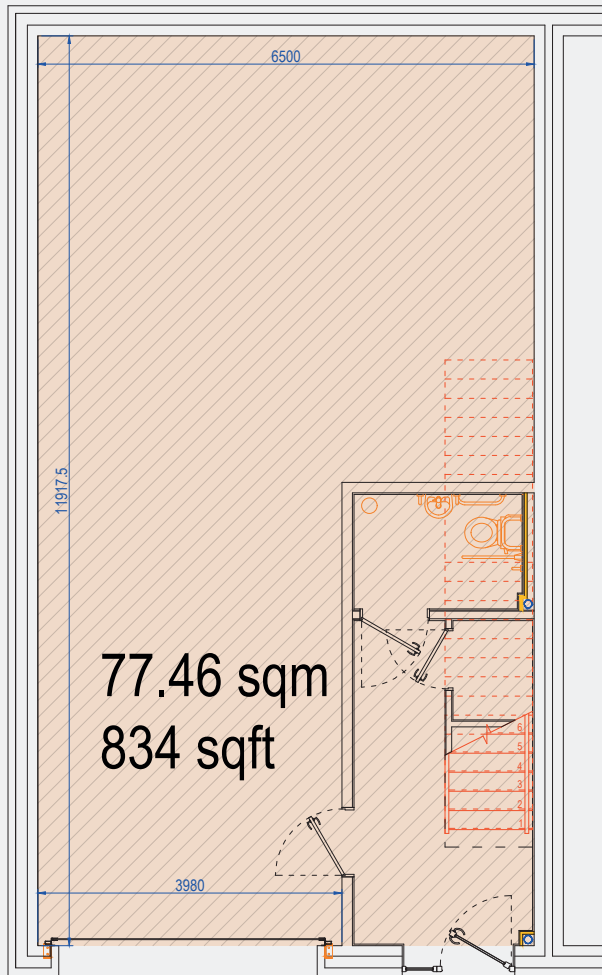
LOCATION

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

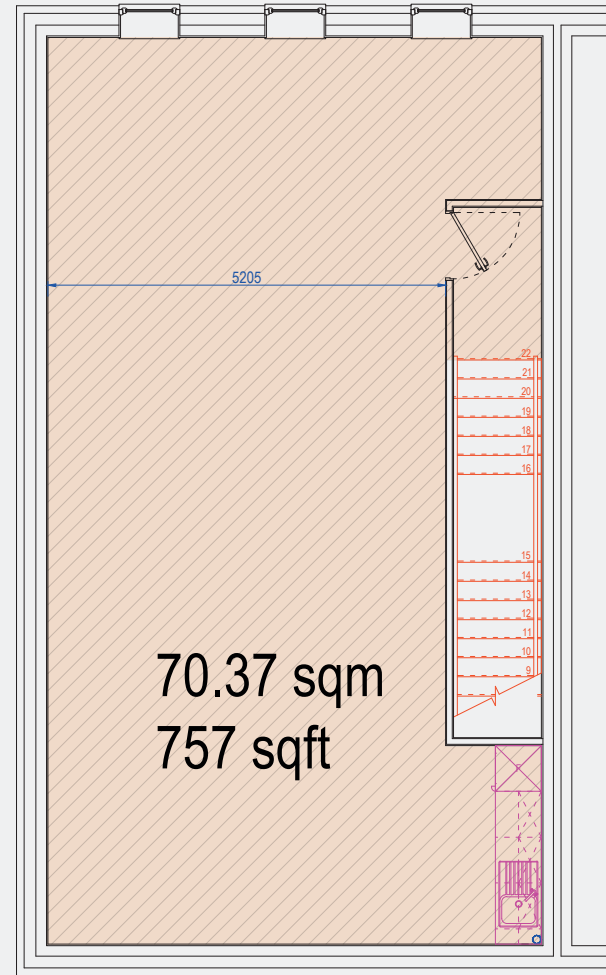
Mandale Park TS9 is located in Stokesley Business Park, the largest of its kind between Thornaby and York. The business park is adjacent to occupiers such as JT Atkinson Builders Merchants and Armstrong Richardson who supply agricultural products. Both companies have invested heavily into the area.

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





Ground Floor



First Floor

Total Hatched Area - 147.83 sqm (1591 sqft)

MANDALE PARK

TS9

UNIT	TENANT	SQ. FT.	TENURE	TERM (YEARS)	START DATE	REVIEW DATE (OMV or RPI)	BREAK DATE	FINISH DATE	RENT (PA EX VAT)	PRICE (EX VAT)
5	HT Energy	1,550	Freehold	10	8.4.22	1.8.27	1.8.27	31.7.32	£16,000	£180,000.00

**MOUNT PLEASANT WAY,
STOKESLEY,
TS9 5GN**

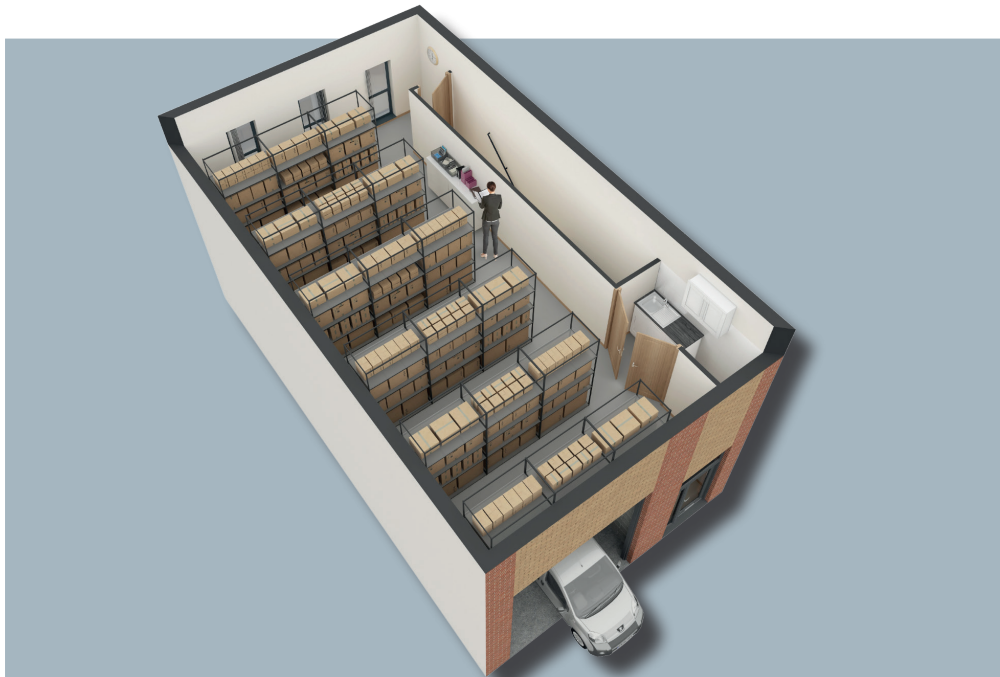


**VIEW OUR
VIRTUAL TOUR**

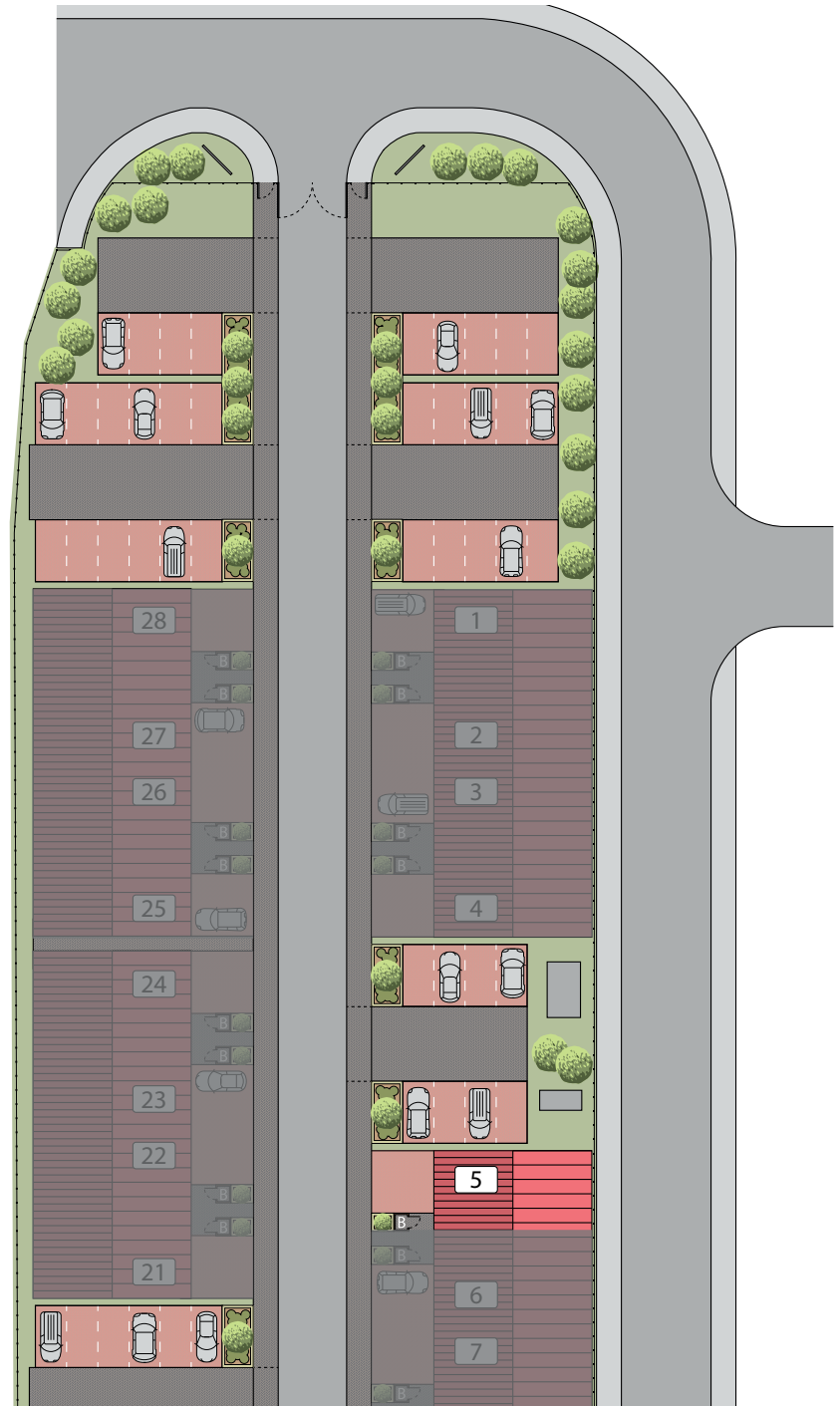




EXAMPLE GROUND FLOOR LAYOUT



EXAMPLE FIRST FLOOR LAYOUT



MANDALE PARK

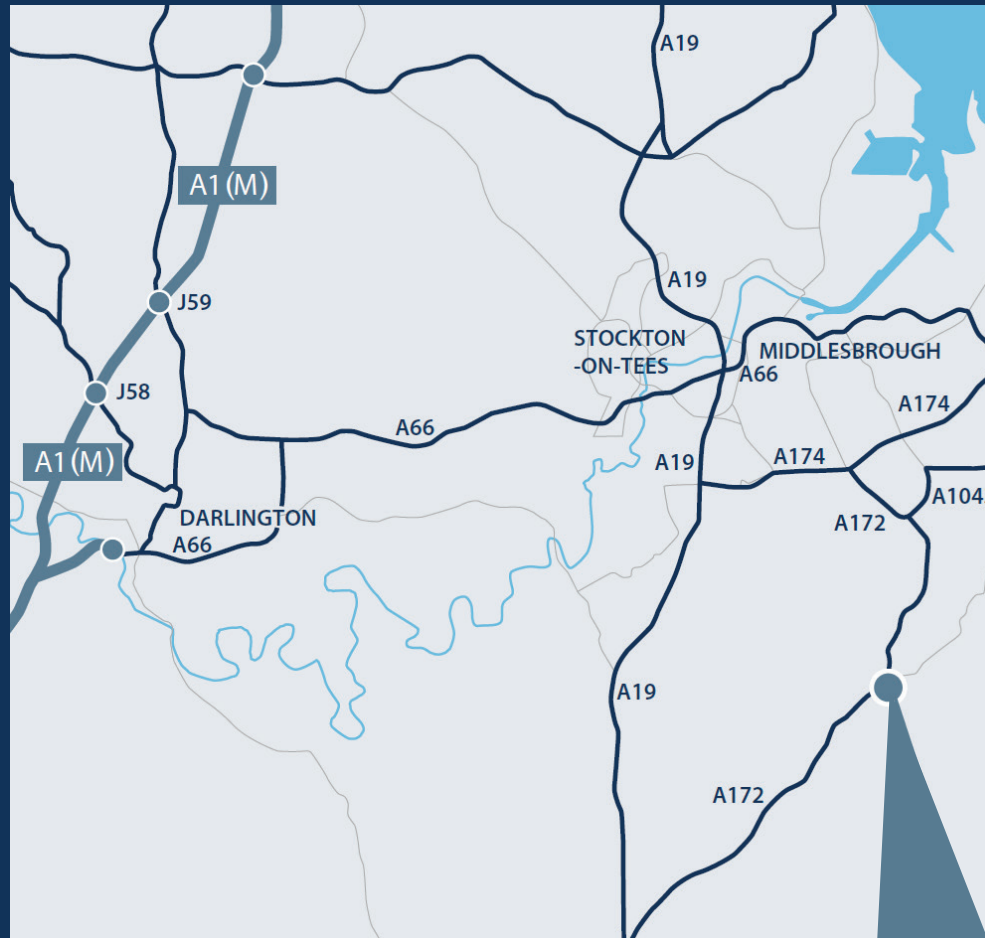
TS9

**MOUNT PLEASANT WAY,
STOKESLEY,
TS9 5GN**



**VIEW OUR
VIRTUAL TOUR**

 **tilts.zoom.door**



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

TS9

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 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.