

# FOR SALE, INVESTMENT OPPORTUNITY

UNIT 7 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



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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

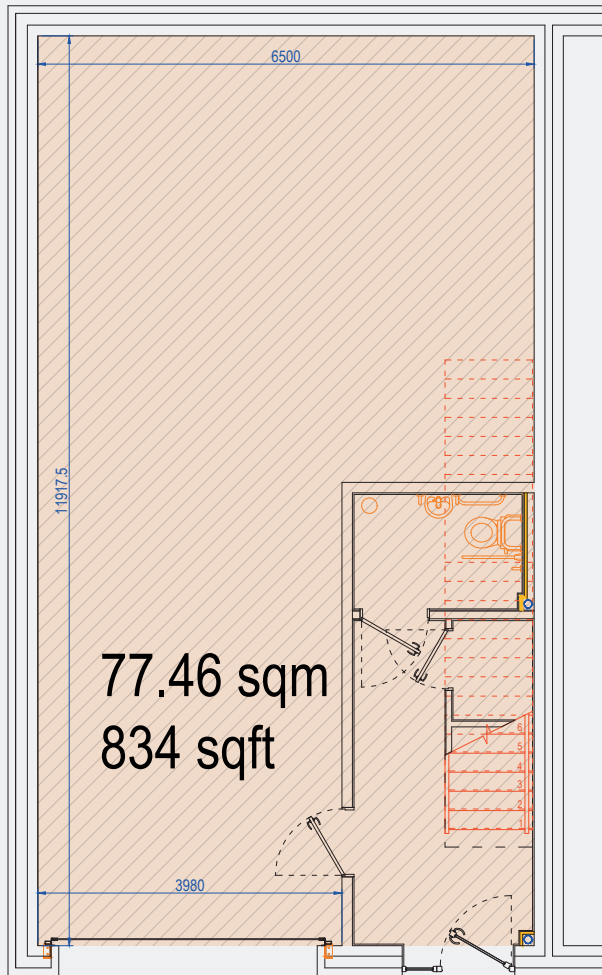
## LOCATION

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

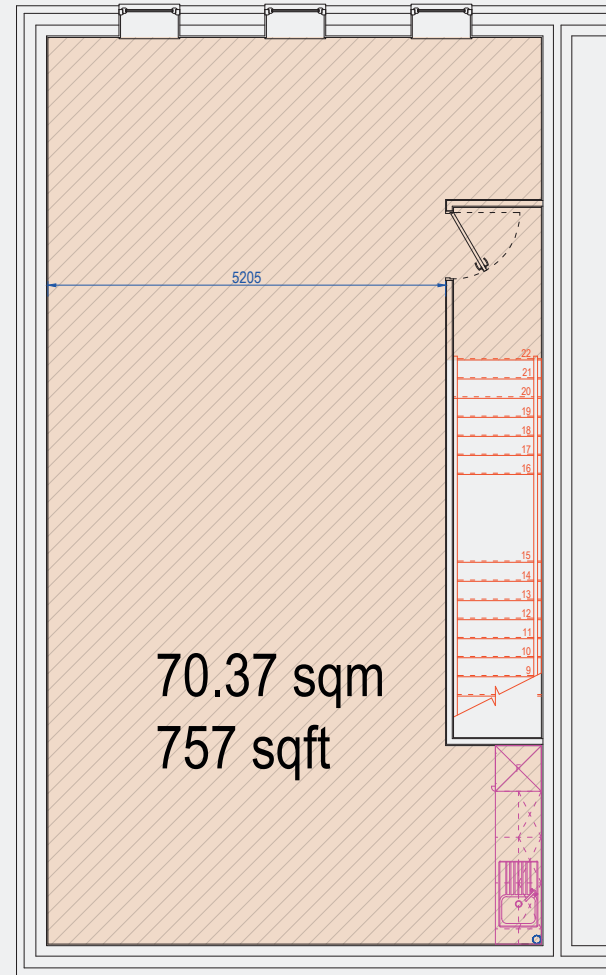
Mandale Park TS9 is located in Stokesley Business Park, the largest of its kind between Thornaby and York. The business park is adjacent to occupiers such as JT Atkinson Builders Merchants and Armstrong Richardson who supply agricultural products. Both companies have invested heavily into the area.

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	SURETY	SQ. FT.	TENURE	TERM (YEARS)	START DATE	REVIEW DATE	BREAK DATE	FINISH DATE	RENT (PA EX VAT)	PRICE (EX VAT)
7	LED & Power LTD	MR I. AUSTIC	1,550	Freehold	9	1.4.24	1.4.27 1.4.30 (OMV or RPI)	1.4.27 1.4.30	31.3.33	£16,000	£180,000.00

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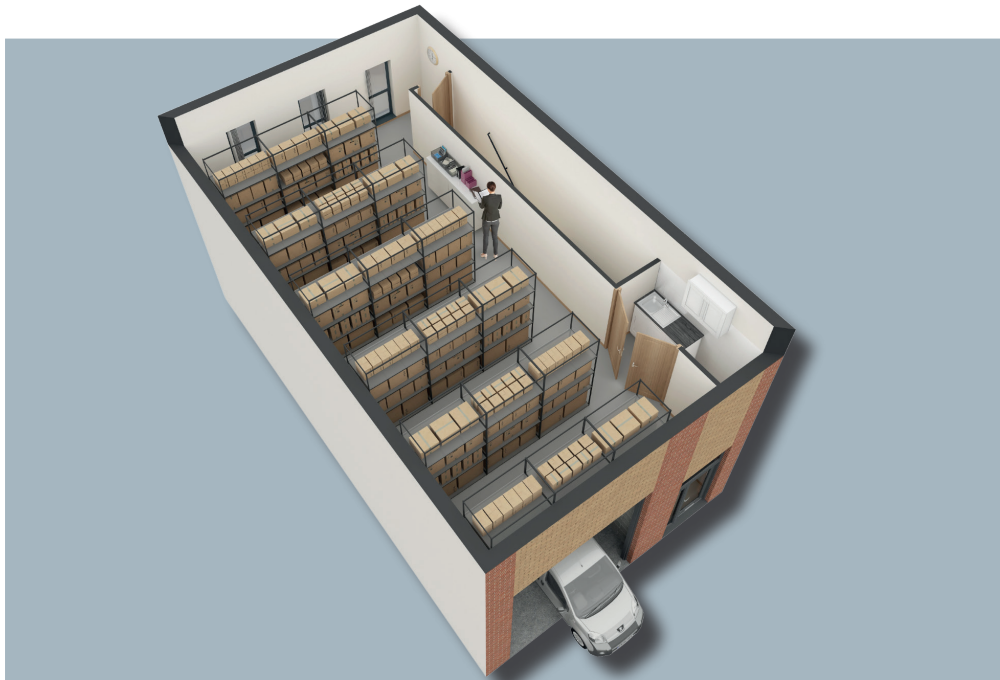


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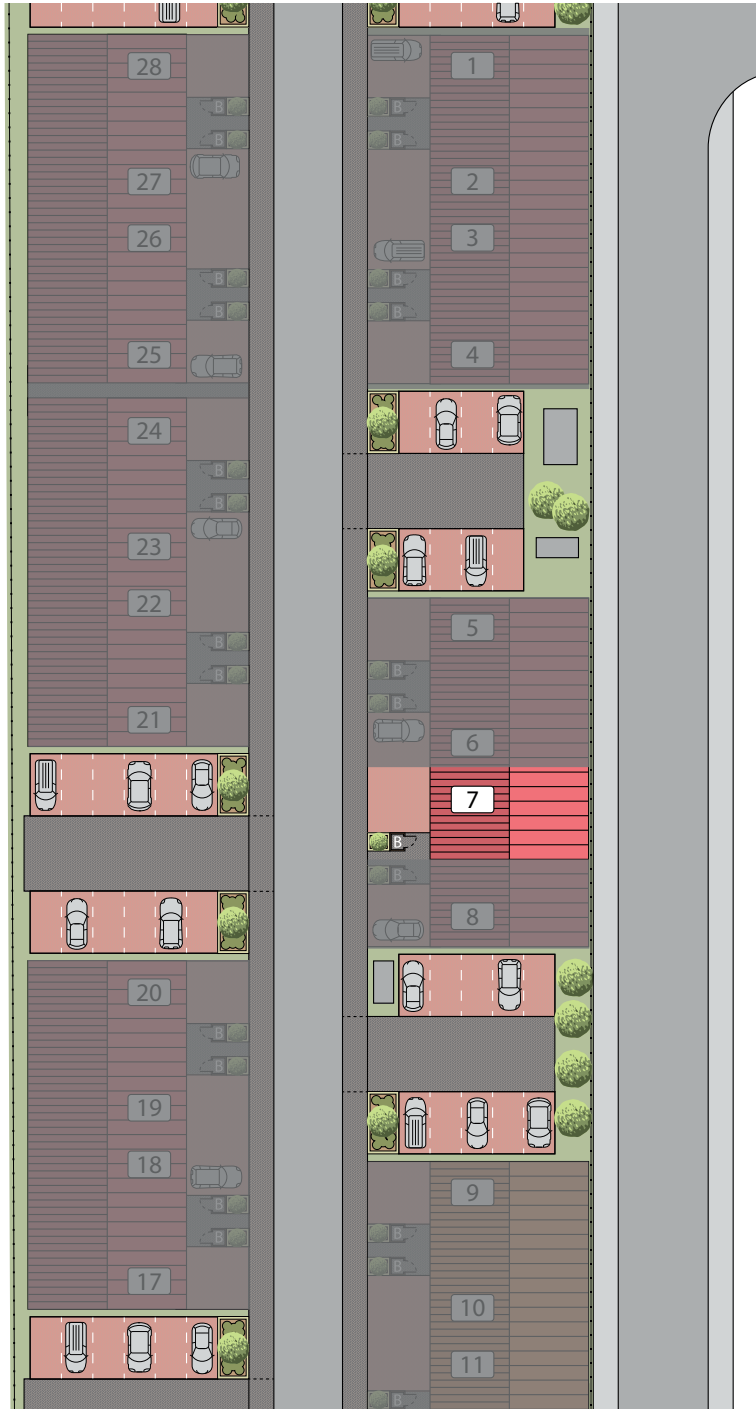




**EXAMPLE GROUND FLOOR LAYOUT**



**EXAMPLE FIRST FLOOR LAYOUT**



MANDALE PARK

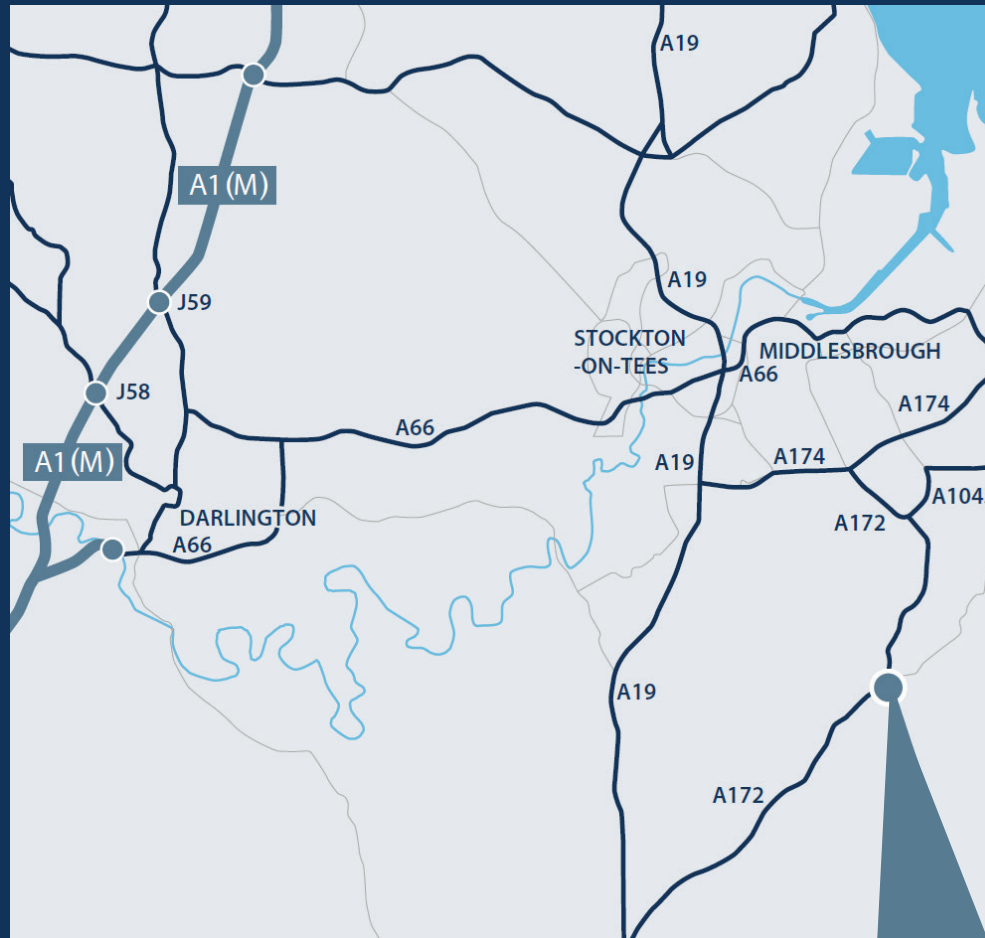
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## CONTACT

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MANDALE PARK

# TS9

[mandalegroup.com](http://mandalegroup.com)

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