

# FOR SALE 4 NEW BUILD INDUSTRIAL UNITS

FREEHOLD OIRO £700,000 (EX VAT)

Become your own landlord and set your own rent

MANDALE PARK

# TS9

MOUNT PLEASANT WAY,  
STOKESLEY, TS9 5GN



Typical first  
floor layout:  
Approx 800sq.ft.



Typical ground  
floor layout:  
Approx 800sq.ft.



  
Mandale  
Group



MANDALE PARK

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TS9 5GN



VIEW OUR  
VIRTUAL TOUR

***Don't miss this opportunity to purchase your own small industrial estate.***

On the instruction of the Mandale Group, we are pleased to bring to the market the freehold of a block of four hybrid business units. These units feature a ground floor warehouse equipped with WC facilities and a first-floor load-bearing office space complete with kitchen amenities. Each unit has been finished to an exceptionally high standard and is ready for immediate occupancy.

Designed with affordability in mind, this configuration of industrial unit is gaining popularity across the country. The high-quality fit-out ensures a seamless transition for any business looking to establish itself in a modern, versatile space that caters to both warehouse and office needs.

- Glazed entrance feature
- Electrically operated roller shutter door
- 3-phase electric
- BT fibre
- Water
- First floor kitchenette
- Freehold
- Managed estate via a management company

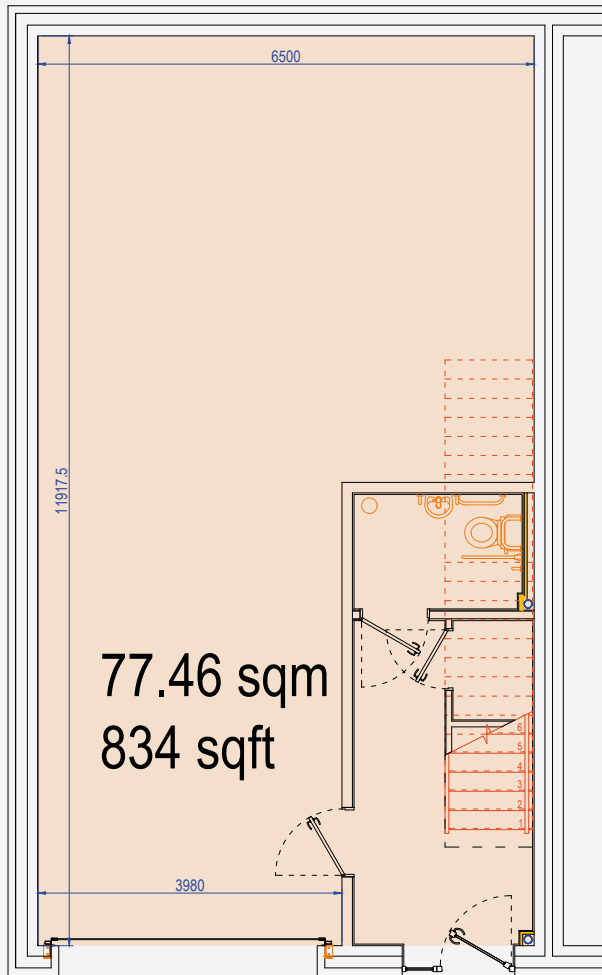
#### LOCATION

The units are situated at Mandale Business Park, Stokesley, TS9 5GN - a small business park which is fastly becoming the place to be for business in Stokesley.

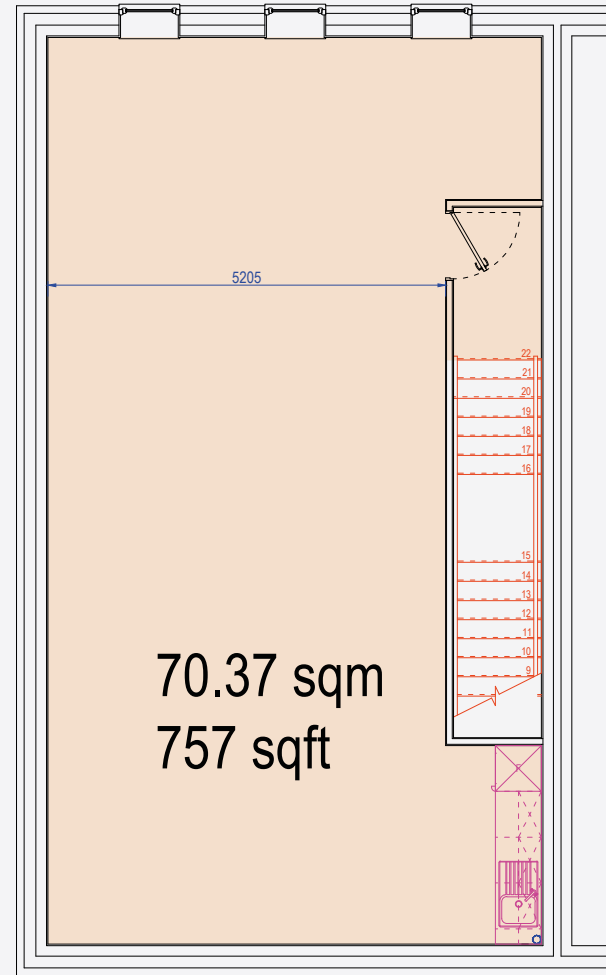
The area is already home to notable occupiers including JT Atkinsons and Armstrong Richardson, both of whom have constructed custom-built properties. Additionally, a national soft drinks manufacturer is currently building a 12,000 sq. ft. facility nearby.



TYPICAL GROUND AND FIRST FLOOR LAYOUT



Ground Floor



First Floor

Total Hatched Area - 147.83 sqm ( 1591 sqft )



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FOR SALE - Offers invited for £700,000.00 ex VAT

UNIT	SQ. FT.	TENURE	FLOORS	SERVICE CHARGE (PA EX VAT)	INSURANCE (PA EX VAT)
25	1,550	Freehold	2	£620	£300
26	1,550	Freehold	2	£620	£300
27	1,550	Freehold	2	£620	£300
28	1,550	Freehold	2	£620	£300

MOUNT PLEASANT WAY,  
STOKESLEY,  
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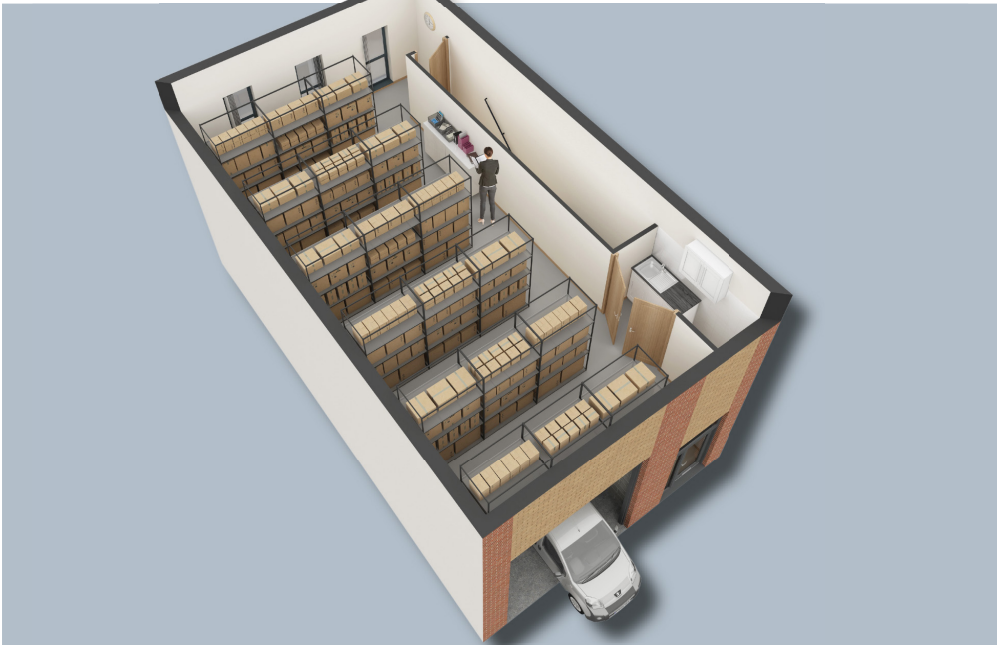
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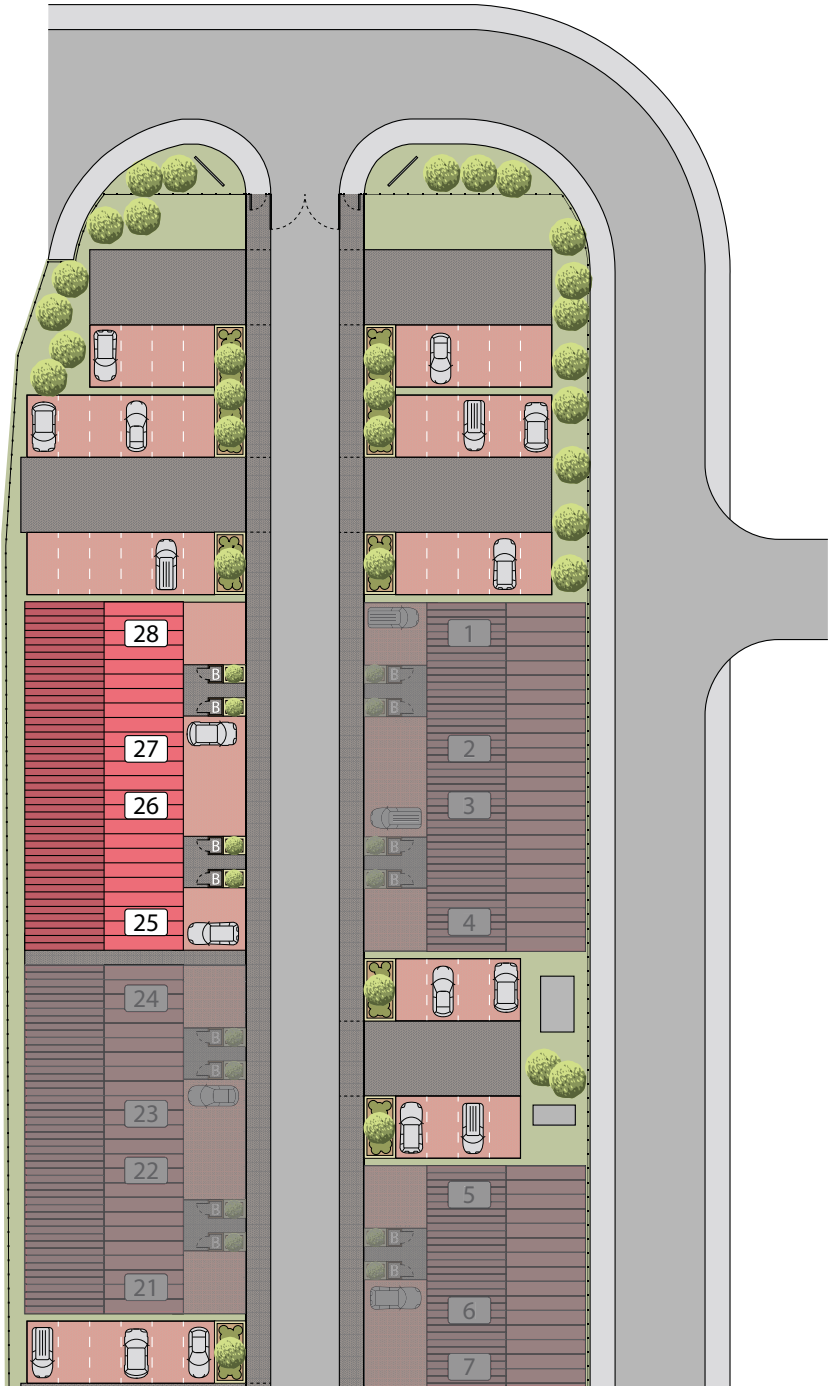




EXAMPLE GROUND FLOOR LAYOUT



EXAMPLE FIRST FLOOR LAYOUT



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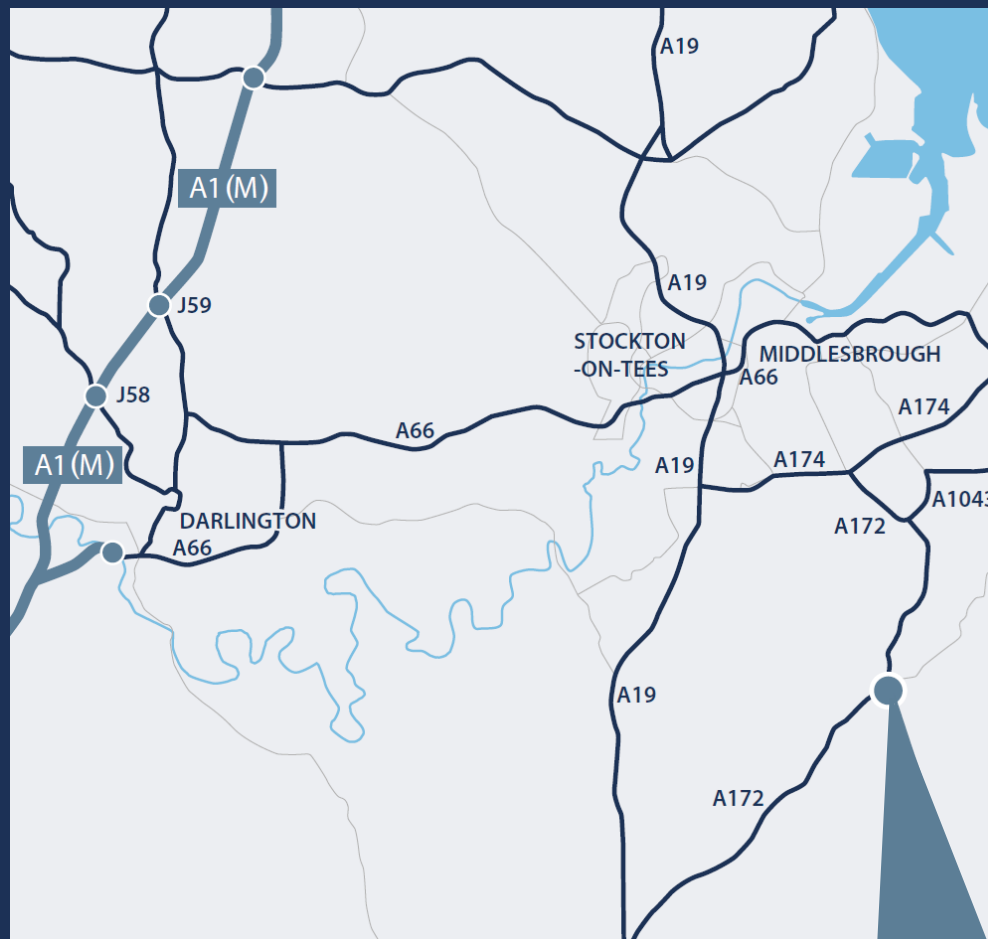
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VIRTUAL TOUR**

 **tilts.zoom.door**



## CONTACT

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

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