

# TO LET MANDALE PARK UNIT 14

## 2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

# TS1

UNIT 14, CANNON PARK,  
MIDDLESBROUGH, TS1 5AJ



Mandale  
Group

MANDALE PARK

TS1

CANNON PARK,  
MIDDLESBROUGH,  
TS1 5AJ



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mandalegroup.com

## MANDALE PARK TS1, UNIT 14

### Prime Location:

Welcome to Mandale Park TS1, the ideal space for your business in Cannon Park. Strategically located by the A66 dual carriageway and 1km from the A19, it offers excellent connectivity. Enjoy proximity to Middlesbrough Town Centre in the bustling central business district.

Join national trade occupiers like Edmundson Electrical, CEF, Rexel, and Johnstone's Decorating Centres. Riverside Park, north of the A66, is a manufacturing and shipping hub with Cleveland Cable, Sulzer Chemtech, SIG Roofing, and AV Dawson.

With Teesport 2km northeast now a Freeport, expect an economic boost with 18,000 new jobs and £1.4 billion in investment. Mandale Park TS1 is at the heart of this growth!

### Top-Tier Development:

Mandale Park TS1 offers 23 new two-story light industrial units, each with 800 sq. ft. on the ground floor and 750 sq. ft. on the first floor. The versatile design includes a high load-bearing first floor for storage, office, studio, or showroom use, with ample rear windows.

Access is easy with a personnel door and electric roller shutter for efficient loading. Units feature top-notch finishes, including toilet and kitchen facilities, allowing immediate operation and saving you time and money.

### Exceptional Utilities

- Internet
- 3-Phase Electricity
- Water
- WC
- Kitchenette
- Electric roller shutter door

### 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.

### EPC:

Energy Performance Certificates will be provided upon completion of each unit.

### VAT:

All figures quoted are exclusive of VAT which will be applied.





High load-bearing first floor for storage, office, studio, or showroom use, with ample rear windows.



Ample free parking for staff and visitors.



Ground floor stores complete with electrically operated roller shutter door.

UNIT	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE
14	1,550	2	£17,000 + VAT	£620 + VAT	£300 + VAT





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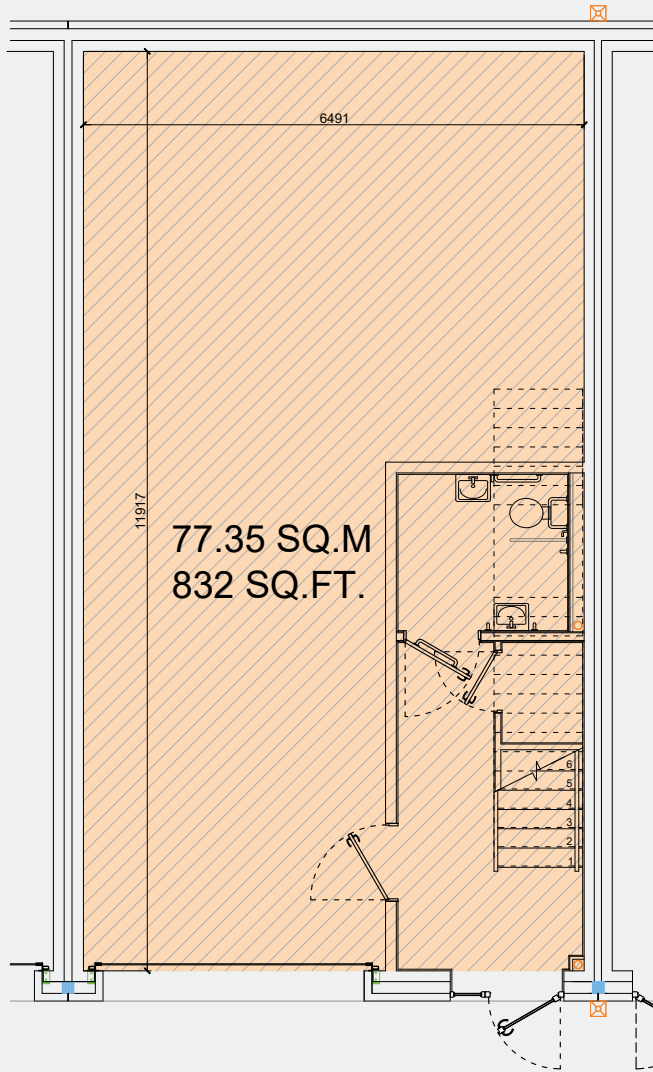
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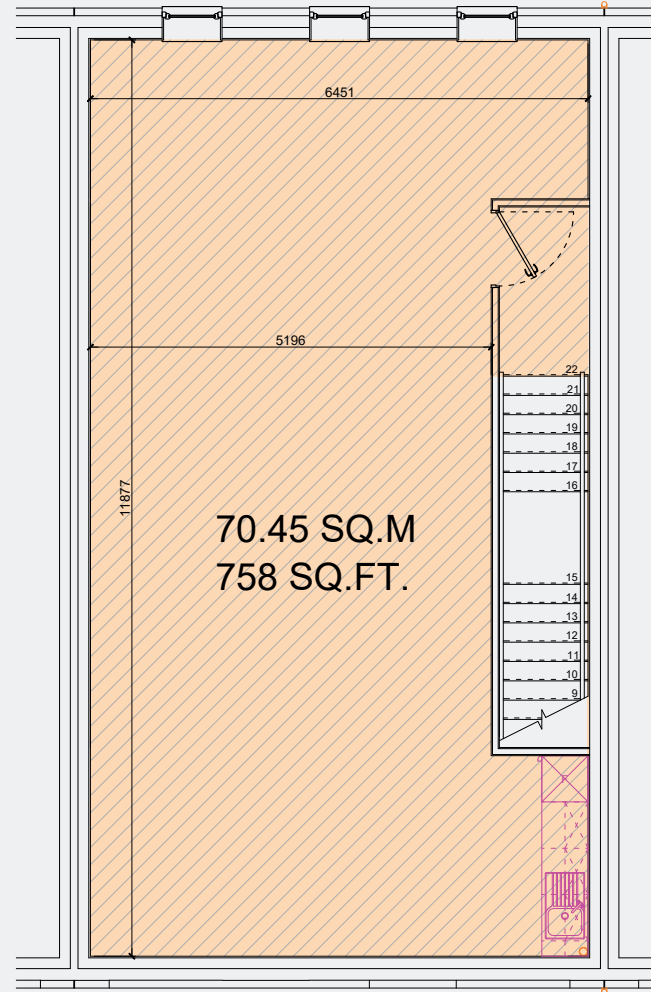
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- B Bin Store
- M Meter Room
- C Cycle Store





GROUND FLOOR



FIRST FLOOR

TOTAL HATCHED AREA - 147.8 SQ.M. (1590 sqft)

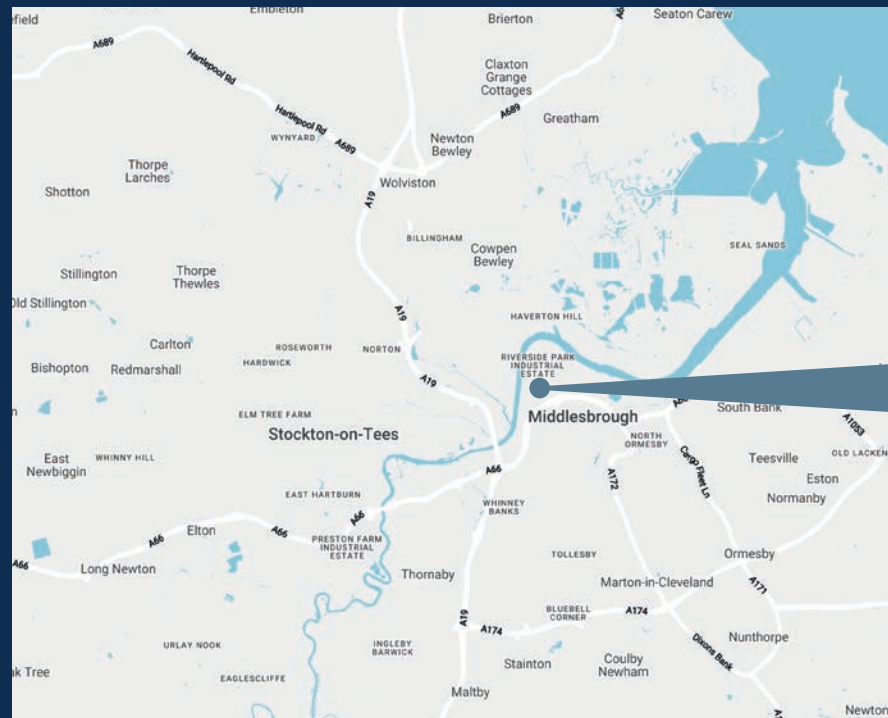
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## CONTACT

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