



Mandale  
Group

Stokesley TS9 5NZ

TO LET

# Modern Hybrid Units 1,550 sq ft over 2 floors

MANDALE PARK TS9, MOUNT PLEASANT WAY, STOKESLEY, TS9 5NZ



# MANDALE PARK TS9

MOUNT PLEASANT WAY, STOKESLEY, TS9 5NZ

## LOCATION

Mandale Park TS9 is located at Mount Pleasant Way at Stokesley Business Park TS9 5NZ. It's a new business park with adjacent occupiers such as JT Atkinsons Builders Merchants and Armstrong Richardson who supply Agricultural products. Both companies have invested heavily into the area.

## DESCRIPTION

Mandale Park TS9 will comprise of 27 Hybrid units.

**Hybrid Units** – A new concept in Industrial units, they are 2 storey with the Ground floor having 828 sq ft of storage space and a first floor of 740 sq ft which can be used for either storage or office space. The unit is equipped with toilet facilities and a kitchen. They are fitted out to a very high standard.

**Electric Supply** – Each of the Units are fitted with a 20KVA 3 phase supply.



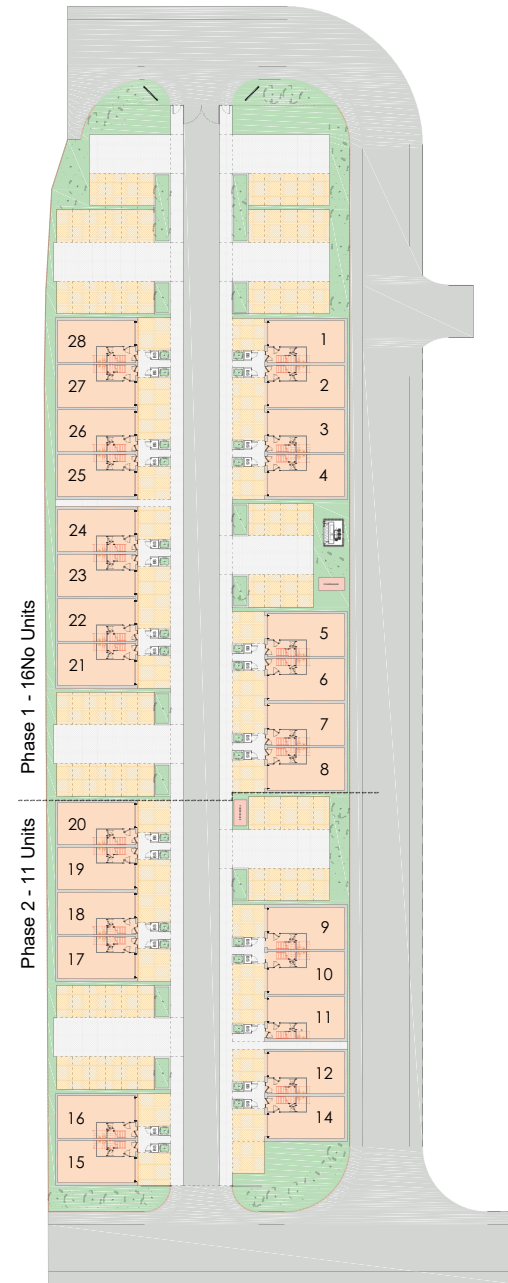
# MANDALE PARK TS9

MOUNT PLEASANT WAY, STOKESLEY, TS9 5NZ

## GROUND FLOOR



## FIRST FLOOR



# MANDALE PARK TS9

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## ACCOMMODATION

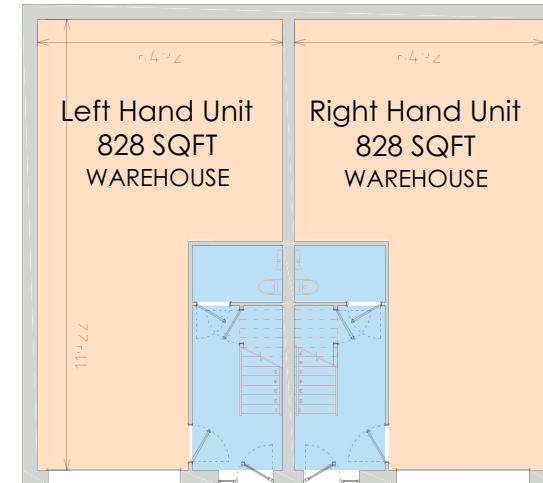
UNIT	UNIT SQ FT	FLOORS	FF HEIGHT	YARD	ANNUAL RENT	SERVICE CHARGE	ANNUAL INSURANCE
1	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
2	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
3	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
4	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
5	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
6	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
7	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
8	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
9	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
10	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
11	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
12	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
14	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
15	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
16	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
17	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
18	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
19	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
20	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
21	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
22	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
23	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
24	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
25	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
26	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
27	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT
28	G: 828 + 1st: 740	2	3.5m	No	£16,000+VAT	£450+VAT	£300+VAT

### Floor Heights

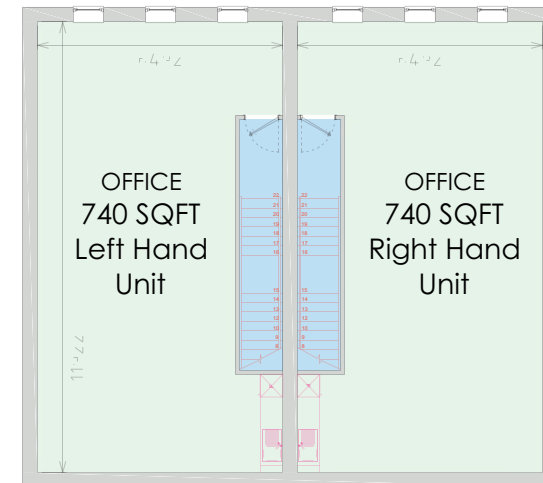
From the ground to the underside of the first floor the height is 3,500mm

From the first floor to the eaves the height is 2,600mm

### GROUND FLOOR

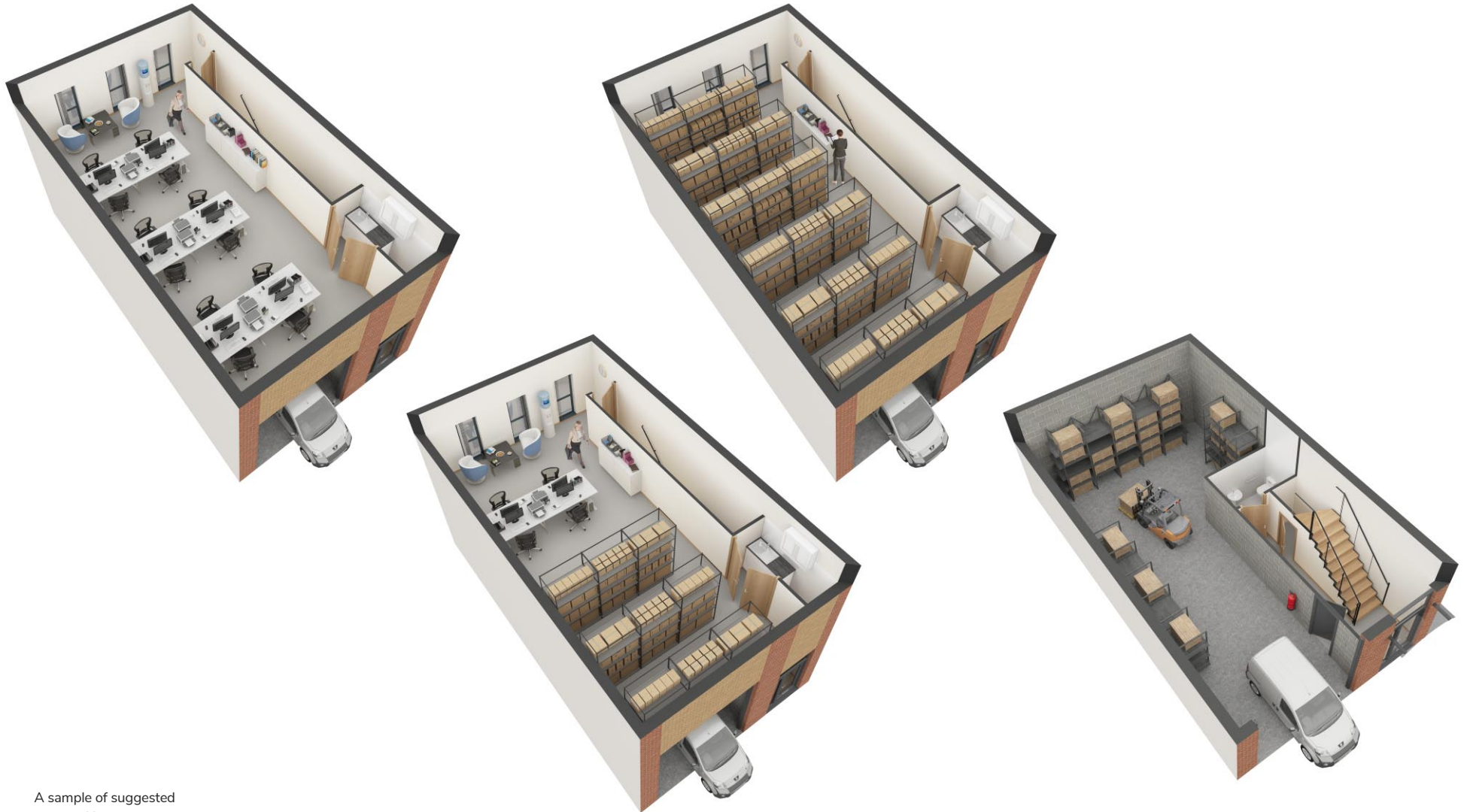


### FIRST FLOOR



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A sample of suggested  
uses and layouts



## TENURE

Units are available by way of new full repairing and insuring leases.

## VAT

Applicable where required.

## BUSINESS RATES

Please make your own enquiries to ensure you qualify.

## VIEWING

### Mandale

Joe Darragh  
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### CPNE

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### Jackson & Partners

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