



Mandale
Group



TO LET - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN MIDDLESBROUGH

1,550sq. ft. • Two Storey • Last Remaining Units • Mandale Park TS1

CANNON PARK WAY, MIDDLESBROUGH, TS1 5AJ

MANDALE PARK TS1

THE UNITS

We have constructed 23 hybrid 2 storey industrial units.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via an electric 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 hybrids have 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 also benefits from a ten year insurance-backed build warranty.

THE DEVELOPMENT

Beyond the generous specification of the industrial units, Mandale Park NE15 takes pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

LOCATION

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

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.

TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.



MANDALE PARK

TS1

CANNON PARK WAY,
MIDDLESBROUGH,
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**VIEW OUR
VIRTUAL TOUR**

UNIT	TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
14	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
15	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
16	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
17	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
18	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
19	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
20	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
21	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
22	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
23	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET
24	Hybrid	1,550	2	£17,000 + VAT	£1,000 + VAT	£350 + VAT	LET

*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

STANDARD SPECIFICATION



Electrically operated roller shutter door
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)
2.5m first floor height (approx)



Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance





MANDALE PARK

TS1

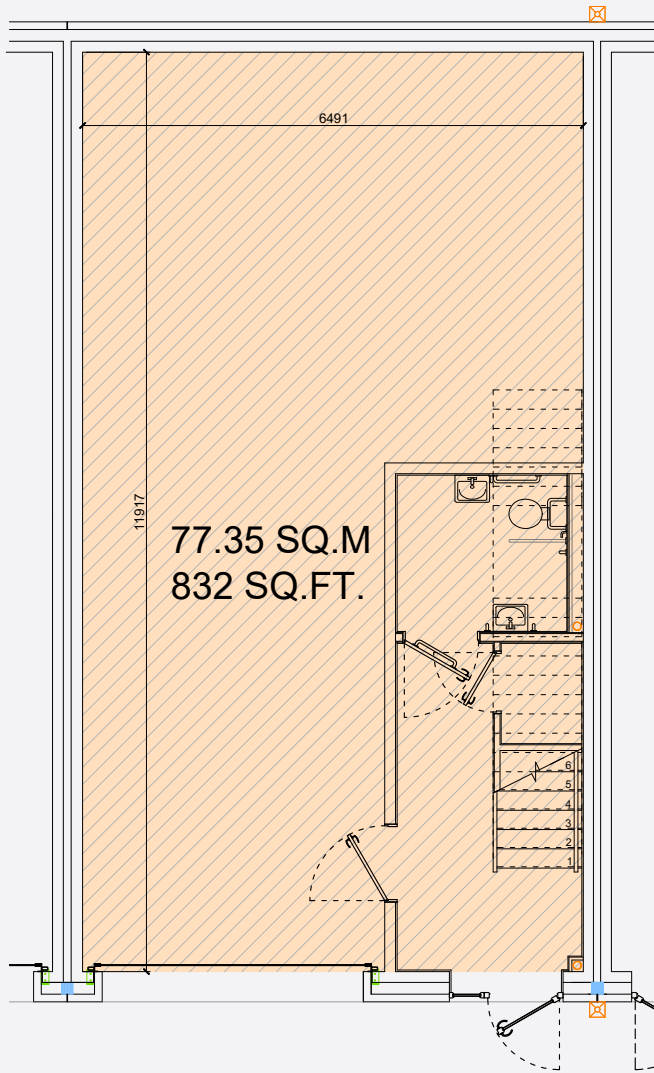
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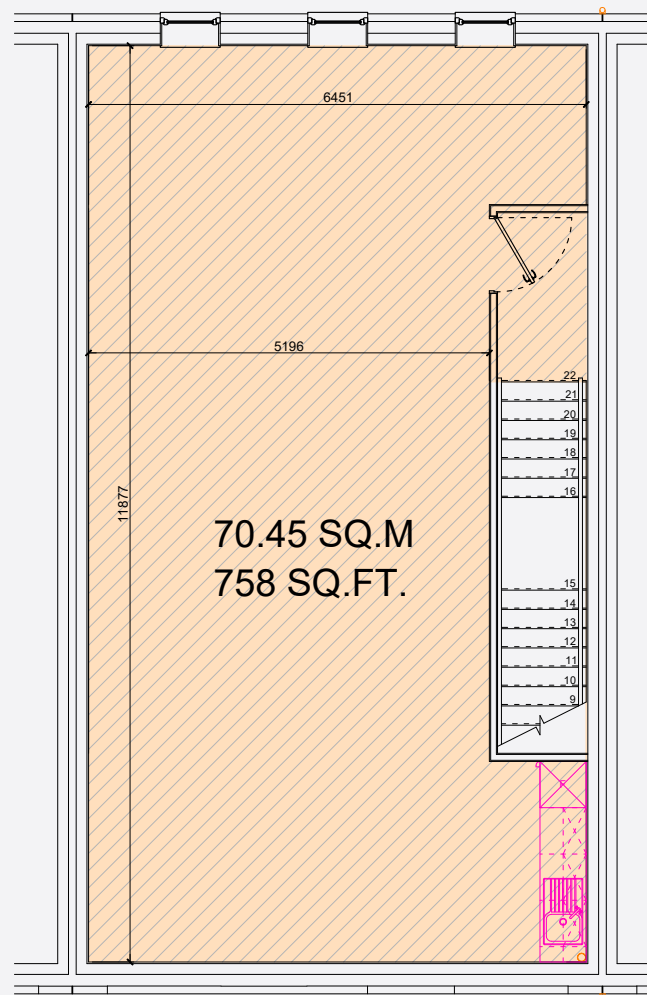
VIEW OUR
VIRTUAL TOUR

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





GROUND FLOOR



FIRST FLOOR

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



On-site defibrillator



Electrically operated roller shutter door with a manual override & electric vehicle charging point



Communal area with full evacuation fire alarm system



WC



Modern kitchen



Plant room with 3-phase electric, DB board, water, solar control & BT fibre



Complimentary signage



SEE OUR UNITS IN ACTION



Scan the QR codes to watch short tours and explore how our tenants have customised their hybrid spaces for success across different industries.





Mandale Group

CONTACT

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or to arrange a viewing
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**CANNON PARK WAY,
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TAKE A LOOK
AT HOW TENANTS
HAVE DESIGNED
THEIR UNITS

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.