

TO LET



TO LET - MANDALE HOUSE

9,966 sq ft modern office facility designed to a high standard

MANDALE PARK, URLAY NOOK ROAD, EAGLESCLIFFE, STOCKTON ON TEES TS16 0TA



MANDALE HOUSE

LOCATION

Mandale House is located Southwest of Stockton on Tees. It offers direct access via Urray Nook road from the A67. This connects The A19 to the east and the A66 and A1M to the west. The town of Yarm on Tees is only 5 minutes away plus with Teesside International Airport nearby, It makes the site positioned perfectly.

DESCRIPTION

The office has been designed and fitted out to a very high standard. It comprises of ground and first floor offices. The second floor is a well being floor comprising of a gym and micro bar leading out to a balcony looking over Urray Nook.

The property has 35 private and secured car parking bays, and 11 visitors space.

SPECIFICATION

- Modern office facility designed to a high standard
- Ground floor reception, open plan areas, board room, managers office, WCs, kitchen facilities and stores
- The first floor is generally open plan with 2 separate offices WCs stores and kitchen facilities
- The second floor has 2 large meeting rooms, a gym and micro bar, and an external balcony
- Fully furnished (optional)
- If required the second floor can be converted back to offices
- 3 phase electric

HEATING AND COOLING

An air conditioning system has been installed providing heating, cooling and fresh air.

TERMS

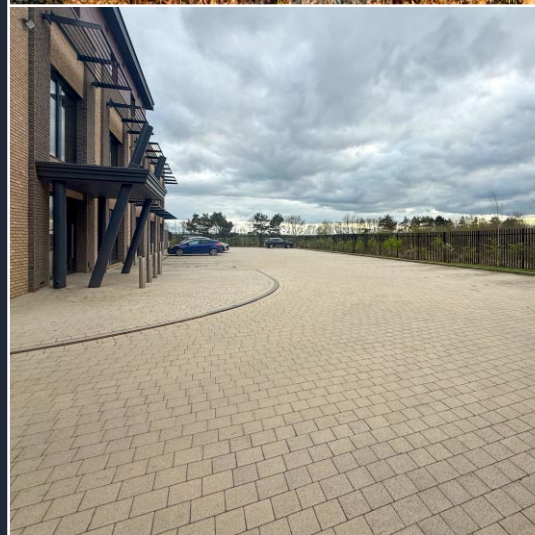
Available by way of a new full repairing and insuring lease with the enclosed associated.

SERVICES

The property has, 3 phase electric, BT services and water.

VAT

All figures quoted are plus VAT



MANDALE HOUSE

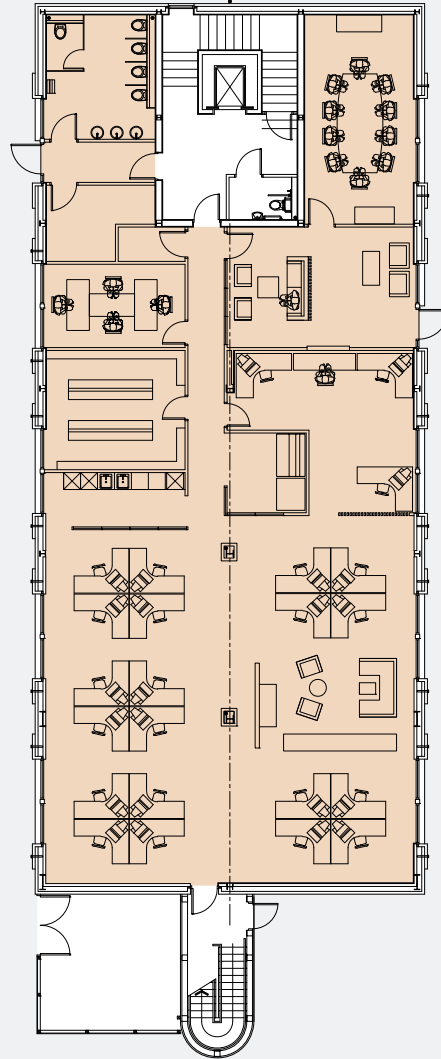
TS16

STOCKTON
ON TEES

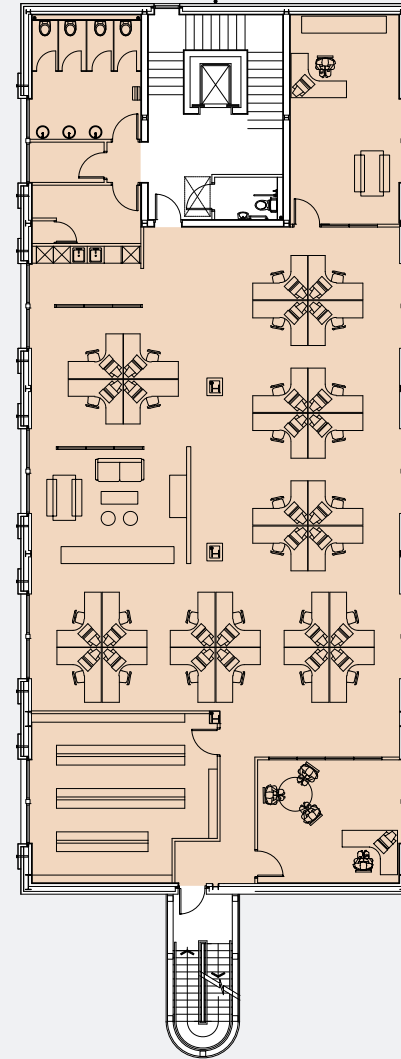
Urlay Nook Road
Eaglescliffe
Stockton on Tees
TS16 0TA

GROUND FLOOR OFFICE	1ST FLOOR OFFICE	2ND FLOOR OFFICE	2ND FLOOR BALCON	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)
3,864 sq ft	3,864 sq ft	2,238 sq ft	1,550 sq ft	£160,000 + VAT	£5,000 + VAT	£5,000 + VAT

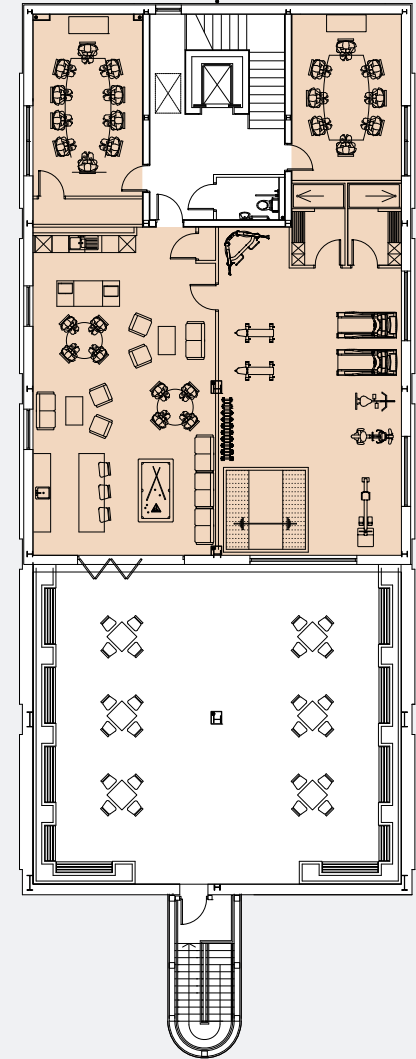
*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.



GROUND FLOOR



1ST FLOOR



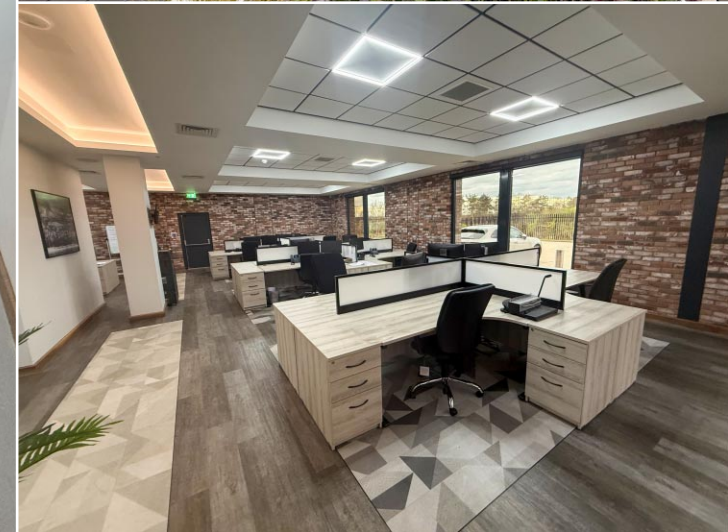
2ND FLOOR

MANDALE HOUSE

TS16

STOCKTON
ON TEES

Urlay Nook Road
Eaglescliffe
Stockton on Tees
TS16 0TA





Mandale Group

CONTACT

For further information or to arrange a viewing please contact:

Joe Darragh
m. 07973 908 599
e. joe@mandale.com

Rob Harriman
m. 07739 326 759
e. rob@mandale.com

mandalegroup.com

**URLAY NOOK ROAD
STOCKTON ON TEES
TS16 0TA**

 chestnuts.fool.warmers