

# 21 HyBrid Units

## 2 Storey at 1,568 sq ft each

MANDALE PARK TS16, URLAY NOOK, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0QB



# Mandale Park TS16

URLAY NOOK, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0QB

## LOCATION

Urlay Nook is located approximately 1 mile to the north of Yarm in Eaglescliffe close to the A67 and A66 Trunk Road. The Business Park is located approximately 8 miles east of Darlington and 9 miles south west of the main Middlesbrough / Stockton on Tees urban conurbation. Durham Tees Valley Airport is located approximately 3 miles to the west. The location provides excellent access to the local regional road network with the A19(T) approximately 3 miles and A1(M) approximately 10 miles distant.

## DESCRIPTION

We will be constructing 21 HyBrid 2 storey Business Units.

## TERMS

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

## BUSINESS RATES

It is our estimation that the properties will be rates free subject to the quantity of units taken. However, it is recommended that each potential tenant makes their own enquiries before proceeding.

## SERVICES

The properties will have, 3 Phase Electric, Water and BT. Each service is individually metered so your in control of your own consumption.

## VAT

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

## EPC

To be provided upon completion of each unit.

## RESERVATION

Contact us today for further information and to reserve a property.



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## Site Plan

### Key

X Let



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## ACCOMMODATION

Unit	Unit Size sq ft	No of Floors	Rent pa plus VAT	Serv Char pa plus VAT	Insurance pa plus VAT	Availability
1	G: 828 + 1st: 740	2	£16,000	£450	£300	
2	G: 828 + 1st: 740	2	£16,000	£450	£300	
3	G: 828 + 1st: 740	2	£16,000	£450	£300	
4	G: 828 + 1st: 740	2	£16,000	£450	£300	
5	G: 828 + 1st: 740	2	£16,000	£450	£300	
6	G: 828 + 1st: 740	2	£16,000	£450	£300	
7	G: 828 + 1st: 740	2	£16,000	£450	£300	
8	G: 828 + 1st: 740	2	£16,000	£450	£300	
9	G: 828 + 1st: 740	2	£16,000	£450	£300	
10	G: 828 + 1st: 740	2	£16,000	£450	£300	
11	G: 828 + 1st: 740	2	£16,000	£450	£300	
12	G: 828 + 1st: 740	2	£16,000	£450	£300	
14	G: 828 + 1st: 740	2	£16,000	£450	£300	
15	G: 828 + 1st: 740	2	£16,000	£450	£300	
16	G: 828 + 1st: 740	2	£16,000	£450	£300	
17	G: 828 + 1st: 740	2	£16,000	£450	£300	
18	G: 828 + 1st: 740	2	£16,000	£450	£300	
19	G: 828 + 1st: 740	2	£16,000	£450	£300	
20	G: 828 + 1st: 740	2	£16,000	£450	£300	
21	G: 828 + 1st: 740	2	£16,000	£450	£300	
22	G: 828 + 1st: 740	2	£16,000	£450	£300	



First Floor



Ground Floor

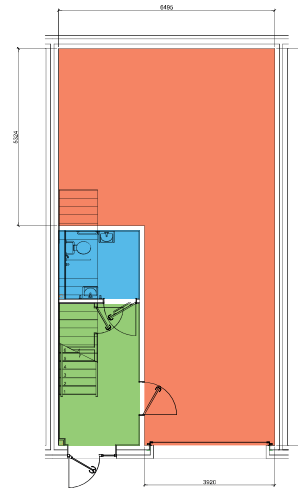
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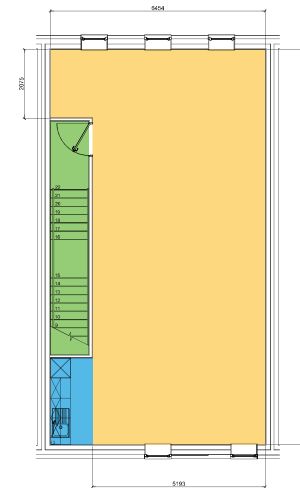




HYBRID UNITS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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