

TO LET – £16,500pa plus VAT and service charge

**Unit 22, Mandale Business Park, Mount Pleasant Way,
Stokesley Business Park, Stokesley, TS9 5GN**

Versatile Light Industrial / Office / Hybrid Premises – 1,547sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Mandale Business Park lies adjacent to Ellerbeck Way forming part of Stokesley Business Park, a popular trading estate incorporating occupiers including JT Atkinson, Armstrong Richardson and Sam Turner and Sons amongst a diverse variety of independent businesses. Stokesley Business Park lies approximately 1 mile from Stokesley town centre adjacent to the A172 linking with the A19 and A174 within a short driving distance. Stokesley is an affluent market town situated approximately 9 miles west of Guisborough, 10 miles south of Middlesbrough and 23 miles east of Darlington.

DESCRIPTION

Mid-terrace light industrial / hybrid / office premises recently constructed.

The unit is of steel portal frame construction held under a pitched tile covered roof incorporating attractive stone outerleaf.

Internally the property comprises an open plan warehouse on the ground floor with wc. The first floor comprises an open plan office area with kitchenette finished to a modern specification. The unit is served with a three phase power supply, electrically operated roller shutter access door and LED lighting (with motion sensors to wc).

Externally there is parking for two vehicles at the front of the premises together with a right to make use of the communal car parking areas.

TENURE

The property is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE/ INSURANCE

A service charge is payable towards common repair and upkeep – approx. £620pa.
Insurance re-charge approx. £300pa

ACCOMMODATION

Ground Floor	75.49sq.m.	813sq.ft.
First Floor	68.18.m.	734sq.ft.
Gross Internal Area	143.67sq.m.	1,547sq.ft.

COSTS

Each party shall be responsible for their own legal costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE/ COUNCIL TAX

£8,500.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is applicable to the rent and service charge.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

B-28



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS