

ADVERTORIAL: Mandale Park's hybrid units in Stokesley meet new world needs

Stokesley Business Park is already a buzzing hub of activity and Mandale Group's new development is making it even more sought after.

Mandale Park TS9, located in the business park, provides a brand new, flexible concept for business space – ideal for the new and ever-changing world of work.

If you're thinking of stepping out of your home garage as your business booms, simply wanting to expand or in search of a new home for your business, these units could be a perfect choice.

Unlike the usual process for warehouse units which require long lead times to meet specific requirements, the fully self-contained hybrid units are ready for businesses to move into – meaning less down-time for businesses and less impact on profits.

The space

The new work-from-home culture has resulted in some companies scaling back office space, but a hub for all employees to work from and for business to thrive is still vital.

The nature of construction of these units make them ideal for so many different companies. With 1,550sq ft to use and no industry-specific features getting in the way, companies from a variety of sectors can take advantage of the new space.

The first floor is constructed to be high load-bearing, providing the option of further storage space upstairs, but the windows to the rear of the first floor means that this

space would also make the perfect office, studio, showroom or whatever you want it to be. The ground floor is accessed by way of a personnel door and an electric roller shutter, allowing for quick and simple loading and off-loading of goods.

All units are fully decorated and designed to an exceptionally high specification, with the facilities you need to get started straight away.

The facilities

Designed to fit the modern world with universal touches which meet every business' needs, each unit is already fitted with great facilities so that business owners have one less thing to worry about.

No longer do you have to spend hours organising fittings with builders or move work elsewhere while you wait, the units are equipped with toilet and kitchen facilities from the get-go so that employees can work in the premises straight away.

Another huge need for businesses nowadays is great connectivity. At Mandale Park TS9, each unit will be built with FTTP (fibre to the premises) connectivity available to get you up and running straight away.



The spaces are so versatile that any business can create the perfect workspace

The facts

Size: 1,550sq ft

Location: Mandale Park TS9, Stokesley Business Park, Stockton on Tees, TS9 5NZ

Cost: £16,000 pa

Business rates: Exempt for qualifying small businesses. Prospective tenants must make their own enquiries to ensure exemption.

Tenure: Units are available by way of new full repairing and insuring leases, alternatively, the sale of individual buildings will be considered.

Mandale Group is an established property development company based in the North East offering 30 years' experience in building accommodation from residential to offices, shops, leisure facilities and warehouses. The group has opened, regenerated and constructed many locations which have allowed local businesses and people to thrive.

Find out which properties are available at Stokesley Business Park here mandalebusiness.com/locations/stokesley