

# Lot 16, Former Texon Non-Woven Premises, Skelton Industrial Estate, Skelton, Teesside TS12 2LH

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Extensive Freehold Former Industrial/Manufacturing Facility

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Extensive Freehold Former Industrial/Manufacturing Facility

- Substantial former industrial/manufacturing property comprising two large factory buildings
- Approx. 13,781 sq m (149,309 sq ft) on 7.6 acres (3.08 ha) site
- Of interest to owner occupiers, investors and developers
- Nearby occupiers include Asda, Aldi, Home Bargains, McDonald's and Skelton Trade Park, which also includes Howdens, Screwfix, and Toolstation
- Very low capital value on guide price (£6.36 psf)

**Lot**  
16

**Auction**  
26th March 2026

**Vacant Possession**

**Status**  
Available

**Sector**  
Industrial

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 3 miles east of Guisborough, 14 miles east of Middlesbrough, 55 miles north-west of and Newcastle-upon-Tyne

**Roads** A174, A172, A173

**Rail** Saltburn Station

**Air** Durham Tees Valley International Airport

### Situation

The property is prominently situated just off of the A174, in an established industrial location, with Teesworks, the UK's largest freeport, situated approximately 10 miles north of the property. Nearby occupiers include Asda, Aldi, Home Bargains, McDonald's and Skelton Trade Park, which features national businesses such as Howdens, Screwfix, and Toolstation.

### Tenure

Freehold.

### Description

The property comprises two large detached factory buildings, each arranged on the ground and first floors. The property also benefits from service yards to the north and west of the property, with loading doors off the main estate road, to the front of the property.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m (Gross Internal Areas)	Floor Areas Approx sq ft (Gross Internal Areas)
Unit 5	Ground	Warehouse	6,976.60	(75,096)
	Ground	Ancillary (rear stores)	346.70	(3,732)
	Ground	Office	636.60	(6,853)
	First	Office	636.60	(6,853)
Unit 12	Ground	Warehouse including loading bay	4,505.10	(48,493)
	Ground	Office	245.10	(2,637)
	First	Office	245.10	(2,637)
	Ground	Boiler House	297.70	(3,010)
<b>Total</b>			<b>13,871.30</b>	<b>(149,309)</b>

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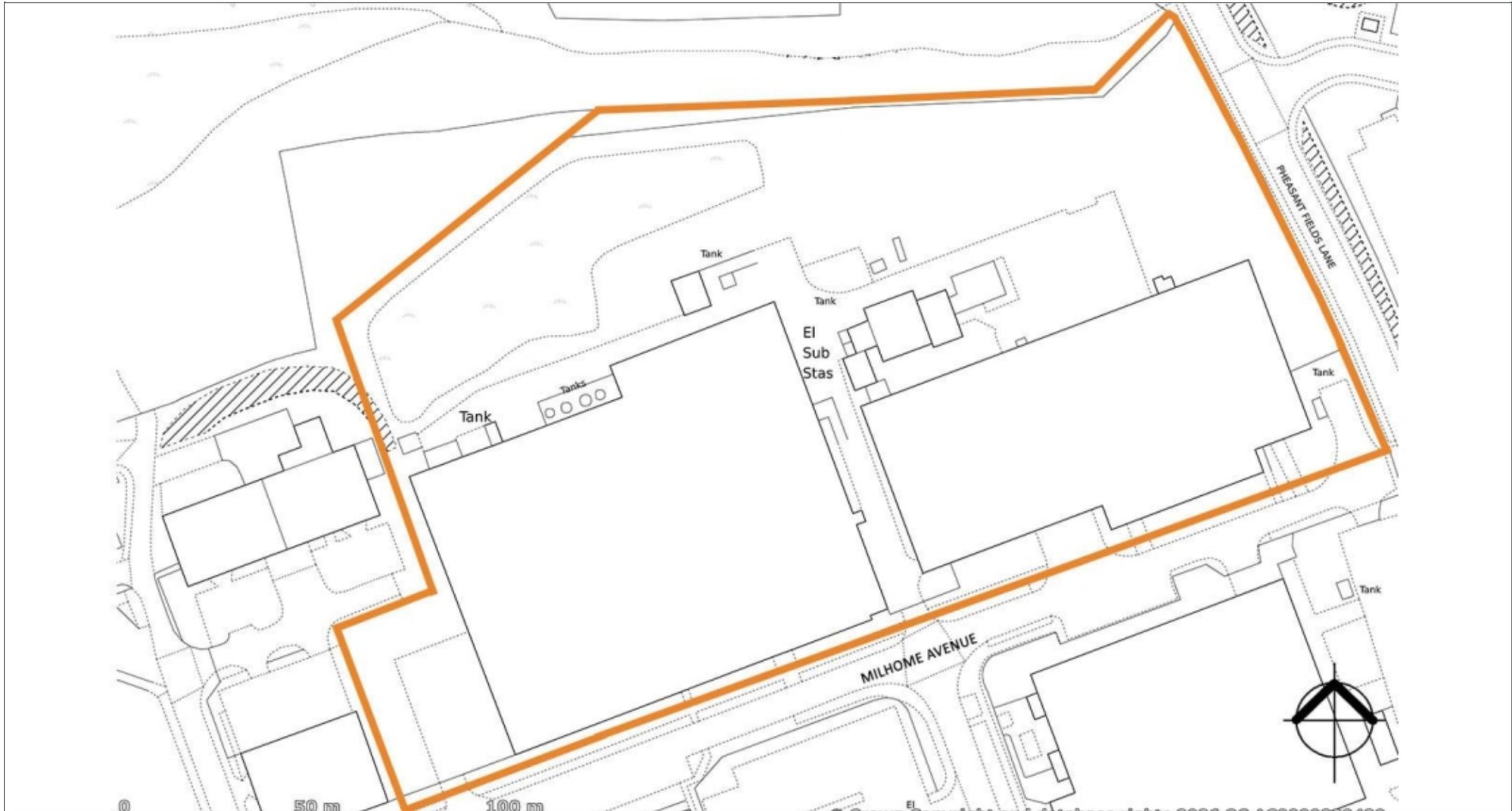


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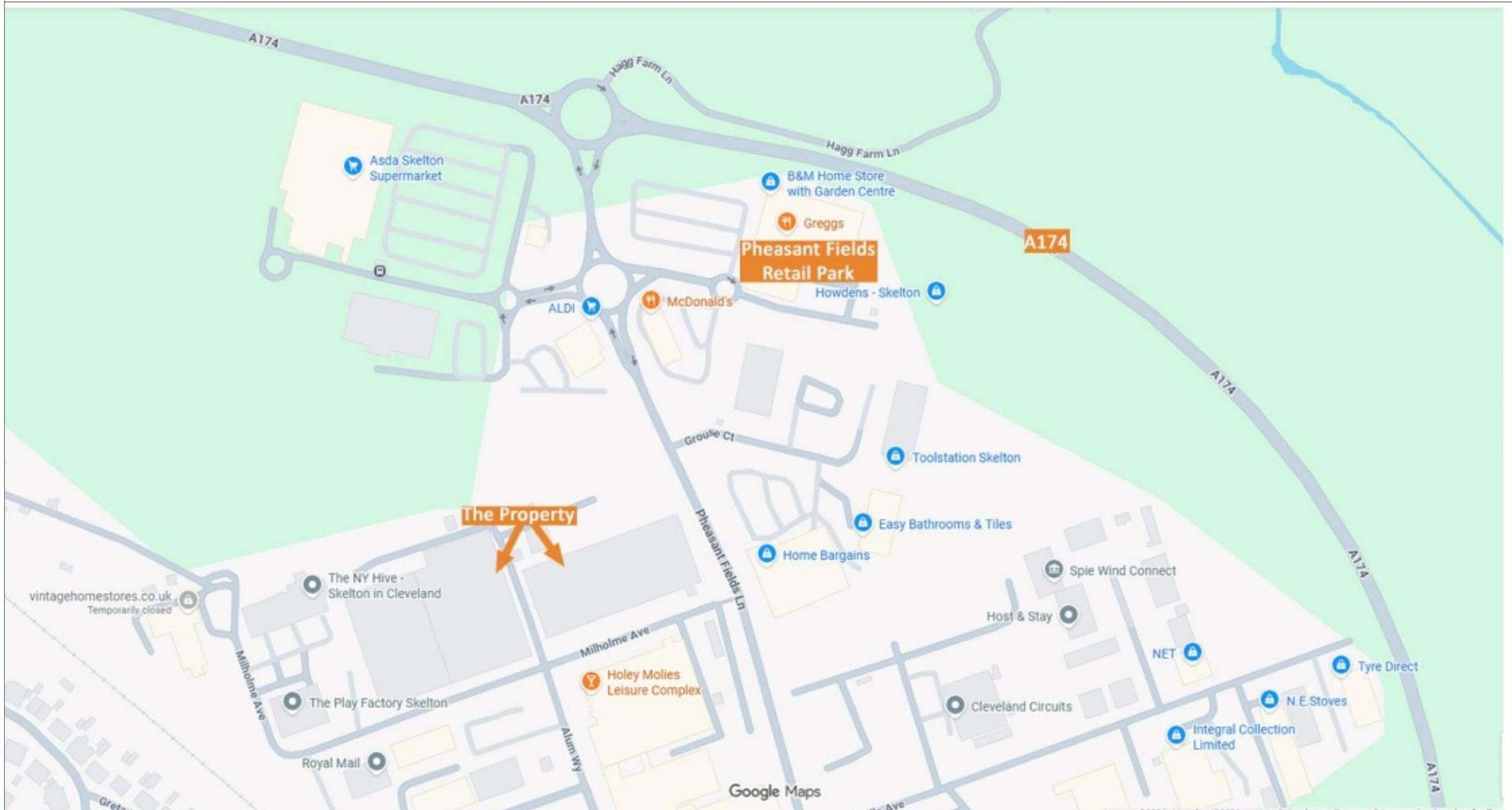


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## Contacts

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