

Lot 22, Unit 29, Skelton Industrial Estate, Skelton, Teesside, Cleveland TS12 2LQ

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Substantial Freehold Industrial Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Industrial Investment

- Let to Endeavour Leisure (UK) Ltd with a personal guarantor until July 2033 (subject to option)
- Substantial industrial building of 860.10 sq m (9,258 sq ft)
- Site area of 0.19 Ha (0.467 Acres)
- Includes car park for approximately 16 cars
- Nearby occupiers include Asda, Aldi, Home Bargains, McDonald's, Pheasant Fields Retail Park and Skelton Trade Park, which also includes Howdens, Screwfix, and Toolstation

Lot
22

Auction
6th May 2026

Rent
£28,313 per Annum Exclusive

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.

EPC

Band E.

Description

The property comprises an industrial unit arranged on the ground and first floors. The property also benefits from an ancillary yard for car parking for approximately 16 cars.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Leisure Office	740.54 119.56	(7,971) (1,287)	ENDEAVOUR LEISUE (UK) LTD with a personal guarantor (t/a The Play Factory Skelton)	15 years until 25/07/2033 (1)	£28,313	25/07/2028
Total		861.00	(9,258)			£28,313	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) The lease provides for a tenant option to determine the lease on 25/07/2028 with at least twelve months written notice.

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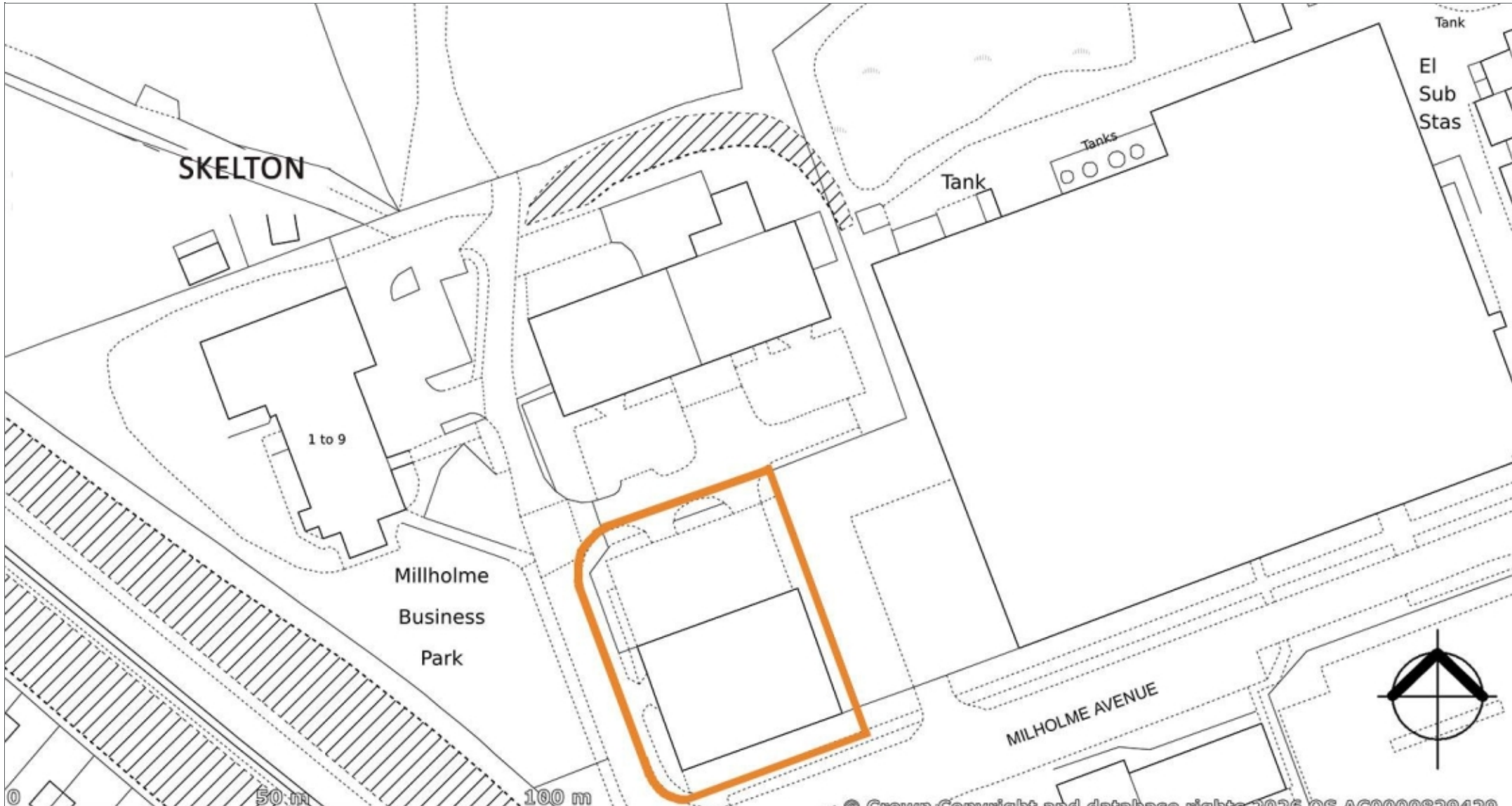
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2024