TS18 2PU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





Freehold Multi-let Industrial/Warehouse Investment

www.acuitus.co.uk

TS18 2PU





Property Information

Freehold Multi-let Industrial/Warehouse Investment

- Fully let Industrial/Warehouse investment
- Comprises four Workshop/Warehouse units with shared yard
- Let to JLB Northeast Ltd, Spectrum Engineering Services Ltd and Hobson Smith (Construction) Ltd
- All units let or renewed in 2021
- Well located with excellent transport links from A19 & A66, close to Stockton Rail Station and Durham Tees Valley Airport
- Nearby occupiers include Barclay Roofing Ltd, TS Plant Sales, Hanson Concrete, Nixon Hire and retailers/trade counters including Magnet Trade, Dunelm and a large ASDA Supercentre

Live Streamed Auction

Lot Auction 26 12/Jul/2022

Rent Status £26,410 per Annum Exclusive Available

Industrial/Warehouse

Sector Auction Venue

Location

Miles 13 miles north-west of Darlington, 24 miles south-east of Durham, 35 miles south of Newcastle upon Tyne

Roads A19, A66 and A1 (M)
Rail Stockton Railway Station

Air Durham Tees Valley International Airport

Situation

The property is located on Portrack Grange Close, at its junction with Portrack Lane in an established industrial location, which benefits from excellent transport links close to the A19 and A66 main roads. Public transport is very accessible with Stockton Railway Station 1.5 miles west and local bus services in walking distance. Nearby occupiers include Barclay Roofing Ltd, TS Plant Sales, Hanson Concrete, Nixon Hire and retailers/trade counters including Magnet Trade, Dunelm and a large ASDA Supercentre.

Tenure

Freehold.

EPC

See legal pack.

Description

The property comprises four workshop/warehouse units each arranged on the ground floor only. The property benefits from two separate entrances and a shared vard.

VAT

VAT is applicable to this lot.

Completion Period

6 week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

TS18 2PU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Tenancy & Accommodation

| Address | Floor | Use | Gross Internal Floor Areas Approx sq m | Gross Internal Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. |
|---------|--------|----------------------|---|--|-------------------------------------|---|-------------|
| Unit 1 | Ground | Industrial/Warehouse | 112.50 sq m | (1,211 sq ft) | JLB NORTHEAST LTD | Approx. 3 years from 01/05/2021 to 31/08/2024 (1) | £6,515 |
| Unit 2 | Ground | Industrial/Warehouse | 89.46 sq m | (963 sq ft) | JLB NORTHEAST LTD | Approx. 3 years from 01/05/2021 to 31/08/2024 (1) | £5,135 |
| Unit 3 | Ground | Industrial/Warehouse | 113.16 sq m | (1,218 sq ft) | SPECTRUM ENGINEERING SERVICES LTD | 5 years from 09/10/2021 | £7,380 |
| Unit 4 | Ground | Industrial/Warehouse | 108.97 sq m | (1,173 sq ft) | HOBSON SMITH (CONSTRUCTION) LTD (2) | 5 years from 29/09/2021 | £7,380 |
| Total | | | 424.10 sq m | (4,565 sq ft) | | | £26,410 |

⁽¹⁾ The lease is subject to a rolling tenant option to break at any time, subject to 6 months notice.

⁽²⁾ Formed in 1993, Hobson Smith are a construction company operating from their base in Stockton-on-Tees. (www.hobsonsmith.co.uk)

TS18 2PU





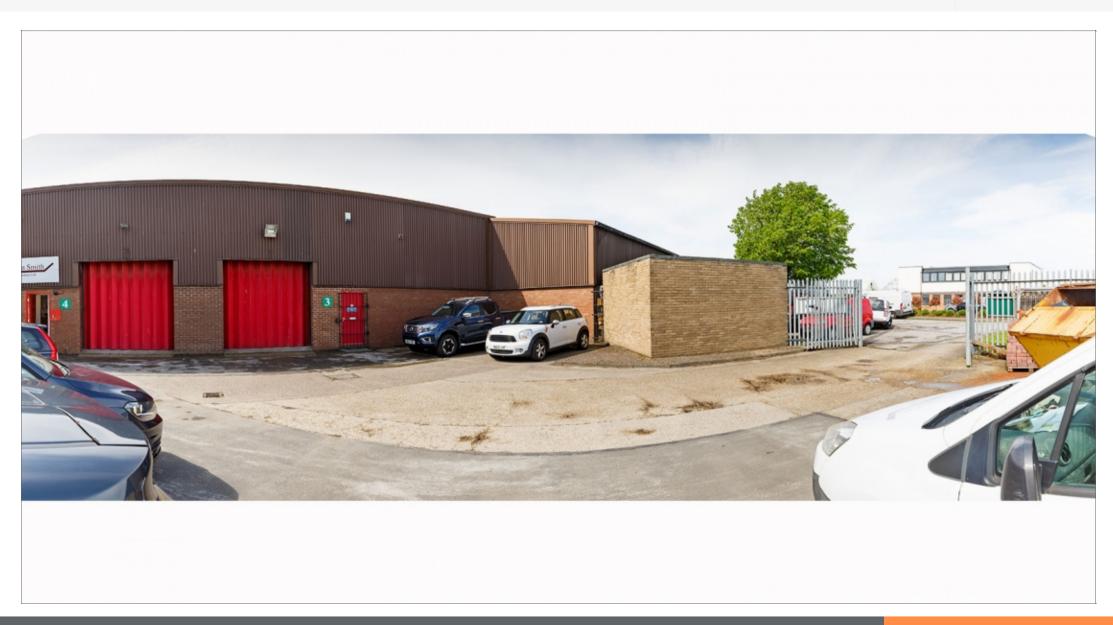
TS18 2PU





TS18 2PU





TS18 2PU





TS18 2PU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





Freehold Multi-let Industrial/Warehouse Investment

www.acuitus.co.uk

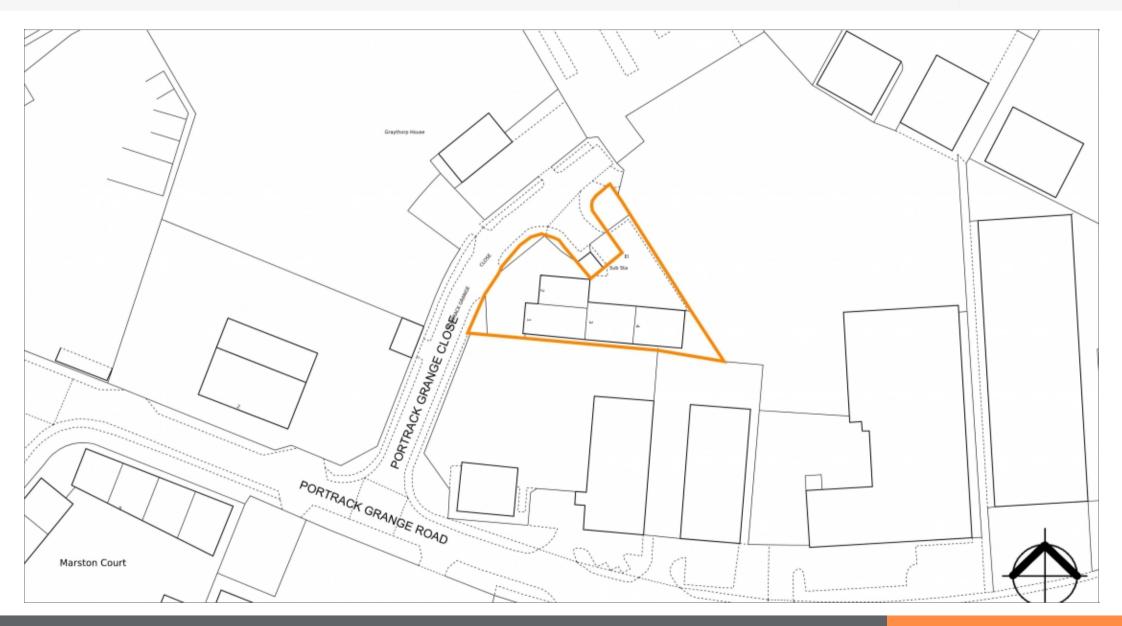
TS18 2PU





TS18 2PU

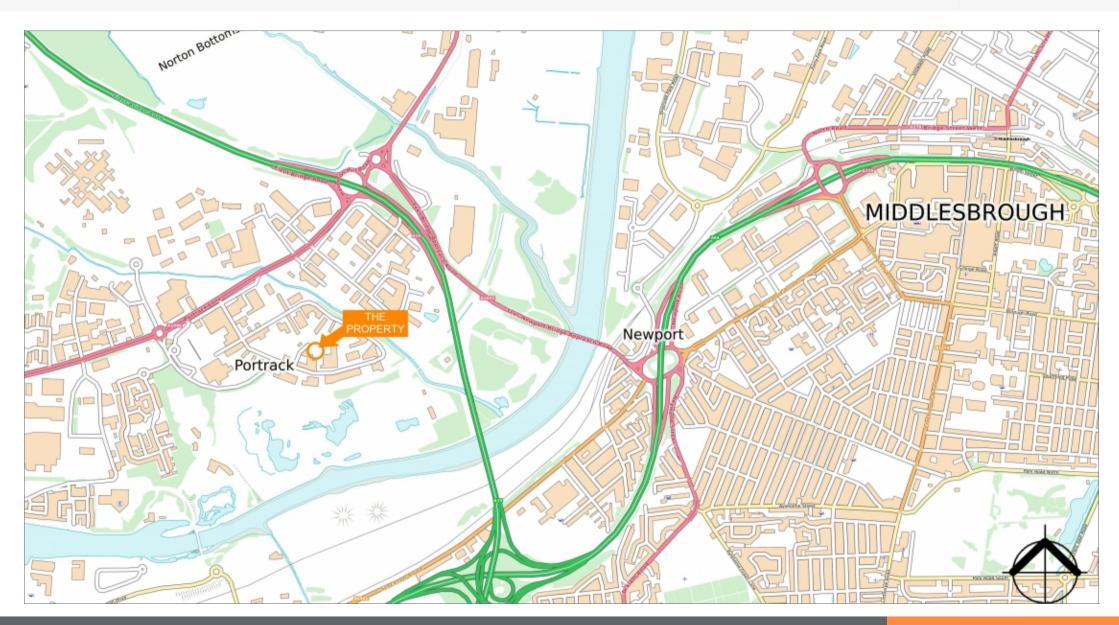




TS18 2PU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





Freehold Multi-let Industrial/Warehouse Investment

www.acuitus.co.uk

TS18 2PU

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Edward Martin +44 (0)20 7034 4854 +44 (0)7478 673 535 edward.martin@acuitus.co.uk

Seller's Solicitors

Simons Muirhead & Burton 87 - 91 Newman Street, Fitzrovia London W1T3EY

Mark Levine 0203 206 2793 mark.levine@smab.co.uk

Jodie Sheldon 020 3206 2700 jodie.sheldon@smab.co.uk

Associate Auctioneers



Naylors Gavin Black
Fourth Floor Hadrian House, Second, Higham PI,
Newcastle upon Tyne
Tyne and Wear
NE1 8AF

Fergus Laird +44 (0)191 211 1561 +44 (0)7768 063 109 ferguslaird@naylors.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020