



**FOR SALE – Multi-Let Industrial Investment**  
**Units 2,4,6,8,10,12 Glasgow Street, Thornaby, Stockton on Tees TS17 7AH**  
**Offers are invited by 12 noon on Tuesday 4th August 2026**

## INVESTMENT SUMMARY

- Industrial Estate investment
- 6 units totalling 445.4m<sup>2</sup> (4,794 sq ft) GIA
- Total rents passing of £21,000 per annum exclusive
- **Highly reversionary rents on lease renewal/ breaks**
- Established tenants
- **No VAT**
- Leases Contracted Outside of the Landlord & Tenant Act
- **Offers over £320,000 (Three Hundred & Twenty Thousand Pounds exclusive), Subject to Contract, reflecting a**
- Net Initial Yield of 6.34% allowing for purchaser's costs at 3.52%; **potential reversion to 12.98%**

## LOCATION

The premises are located on Glasgow Street on the Gladstone Industrial Estate, Thornaby. The estate is situated close to Thornaby Train Station and The Mandale Triangle with Teesside Retail Park a short distance away. An established motor oriented industrial estate.

## DESCRIPTION

Two parades of modern industrial warehouses with pitched metal profile roofs, steel frame, brick built. Approximate 4 m eaves. Shared loading yard. Each unit has a roller shutter door and pedestrian door.

## ACCOMODATION

The property provides the following GIA floor areas:

Unit 2	81.2 m <sup>2</sup>	(882 sq ft)
Unit 4	73.3 m <sup>2</sup>	(789 sq ft)
Unit 6	71.1 m <sup>2</sup>	(765 sq ft)
Unit 8	73.3 m <sup>2</sup>	(789 sq ft)
Unit 10	72.9 m <sup>2</sup>	(785 sq ft)
Unit 12	72.9 m <sup>2</sup>	(785 sq ft)

**Total** 445.4 m<sup>2</sup> (4,794 sq ft)

## LEASE DETAILS

See Tenancy Schedule below and accompanying notes.



## LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

## VAT

VAT will **NOT** be charged on the sale unless stated otherwise.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Survey Ratings will be provided. Full copies available upon request.

## TENURE

Freehold – Red line as per plan.

## PRICE

**Offers over £320,000 (Three Hundred & Twenty Thousand Pounds exclusive), Subject to Contract, reflecting a Net Initial Yield of 6.34% allowing for purchaser's costs at 3.52%.**

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## MONEY LANDERING

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Strictly through the sole agents Connect Property NE Ltd:

Andrew Wilkinson

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Tim Carter

Mob: 07904 622278

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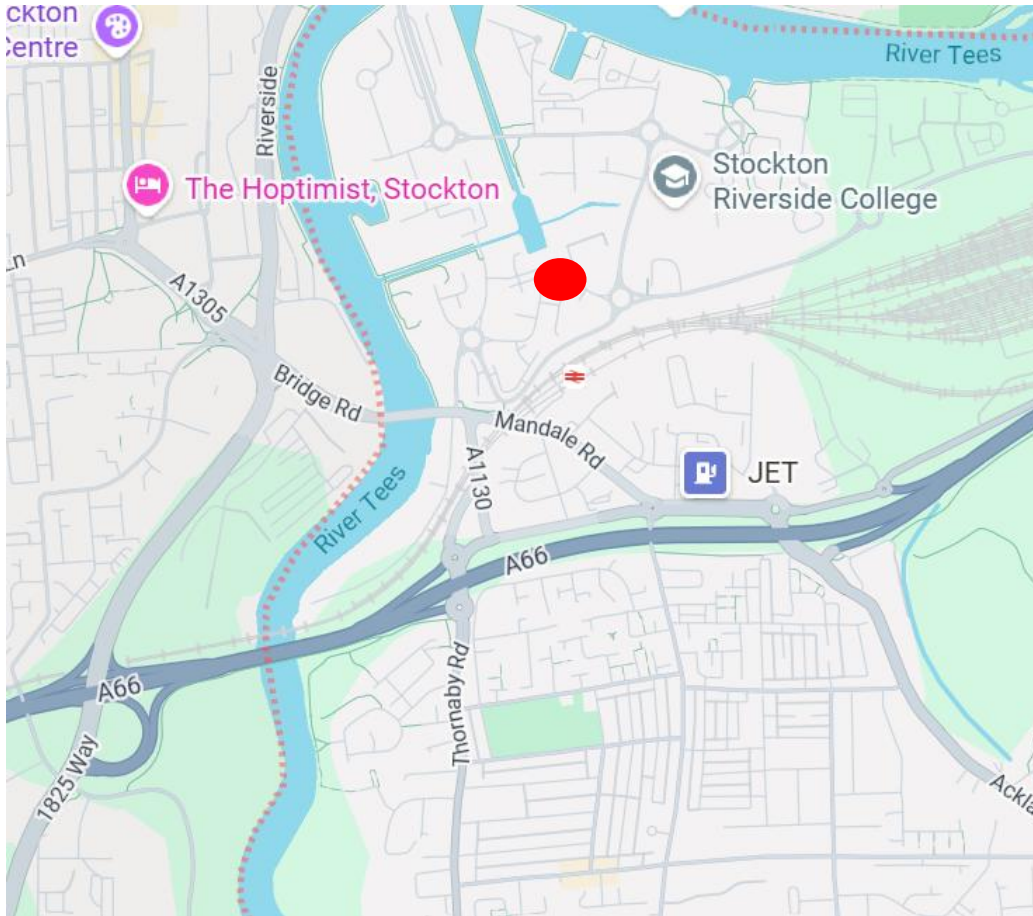
## TENANCY SCHEDULE

Unit	Tenant	Sq Ft (GIA)	M2 (GIA)	Term	Lease Start	Expiry	Break	Rent Review	Net rent	Rent PSF	EPC	RV	Notes
2	Mr Sahab Singh - t/a Thornaby Tyres	882	81.9	3	01.04.2026	31.03.2029	yes	n/a	£3,300.00	£3.74	TBC	£4,850	Rolling Mutual break notice 6 months
4	Mr Philip Manser - t/a Elite Vehicles	789	73.3	3	01.07.2026	30.06.2029	yes	n/a	£3,300.00	£4.18	TBC	£4,450	Rolling Mutual break notice 3 months
6	Mr Robert Armstrong - t/a R.Arnison Motors	765	71.1	3	01.04.2026	31.03.2029	yes	n/a	£3,300.00	£4.31	TBC	£4,400	Rolling Mutual break notice 6 months
8	North Yorkshire Moors Railway Trust Limited (0136704)	789	73.3	3	01.04.2026	31.03.2029	no	n/a	£3,300.00	£4.18	TBC	£4,200	
10	Michael Waine -t/a C.Waine&Sons PVC Windows	785	72.9	3	01.04.2026	31.03.2029	yes	n/a	£3,900.00	£4.97	TBC	£4,550	Rolling Mutual break notice 6 months
12	Camperlife Limited t/a Camperlife	785	72.9	3	01.04.2026	31.03.2026	yes	n/a	£3,900.00	£4.97	TBC	£4,200	Rolling Mutual break notice 6 months
<b>TOTAL</b>		<b>4,794</b>	<b>445.4</b>						<b>£21,000.00</b>				

## NOTES:

- All leases are Contracted Outside of the Landlord & Tenant Act 1954 provisions with mutual breaks in the leases.
- All leases are on Tenants Full Repairing & Insuring Terms.
- All leases contain a Service Charge provision for the common Estate, but the owner has never had the need to recover any service charge from the tenants.
- None of the leases contain any Schedules of Condition.





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