Investment

FOR SALE

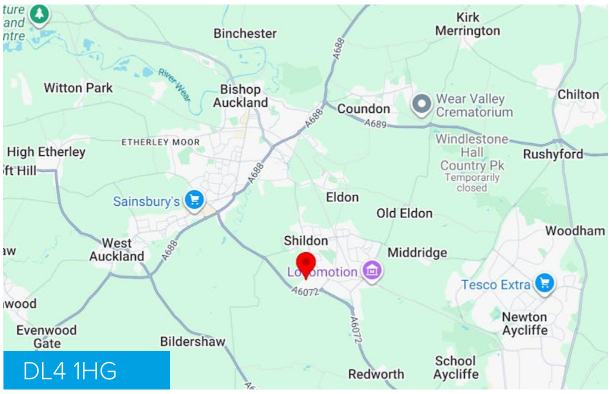
Hackworth Industrial Park, Shildon, DL4 1HG

Industrial Investment Opportunity Let To A Sole Occupier

- Single let to strong covenant
- 20 year lease from 2019
- Net initial yield 7.23%
- Revisionary yield 8.03%
- Off a low rental of £4.50 per sq ft
- Fixed uplift to £5 per sq ft February 2027
- Offers in excess of £600,000

Summary

Available Size	10,000 sq ft
Price	Offers from £600,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B



Description

Investment opportunity to acquire a fully let block of industrial units. The property is of steel portal frame construction and serviced by 6 electric roller shutter doors. Internally the property has concrete floors, WC and kitchen facilities. Externally the property sits on a secure compound serviced by its own private gated entrance with perimeter palisade fencing.

Location

The property is situated in Hackworth Industrial Park, a well-established industrial area in Shildon, about 2 miles southeast of Bishop Auckland and 11 miles north of Darlington. It's also roughly 5 miles northwest of junction 58 of the A1(M), with easy access to the A167 and A68 trunk roads. Hackworth Industrial Estate is a popular, long-standing location in Shildon, County Durham, offering strong local connectivity and excellent links to the regional road network. The estate accommodates a variety of trade counter, industrial, and storage uses, appealing to a wide range of occupiers. The units in question are located at the rear of the estate, providing a secure and functional space ideal for storage, workshops, and operational activities.

Viewings

For viewings please arrange via Align Real Estate.

Investment Summary

The property is fully let to The Auckland Project (07931440) for a term of 20 years from February 2019. Currently let off a low passing rent of £45,000 per annum this increases to £50,000 per annum in February 2027 before an open market rent review in February 2028. There are break clauses in February 2029 and 2034.

We are seeking offers in excess of £600,000 reflecting a NIY of 7.23% with a revisionary yield of 8.03% after assuming purchasers costs of 3.75%

Tenure

We understand the property is available freehold under title DU358989

Viewing & Further Information

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