



**TO LET / MAY SELL** *Extensive manufacturing complex on 7.6 acre site*  
Former Texon Non-Woven Premises, Skelton Industrial Estate,  
Skelton, Cleveland, TS12 2LH

- Former manufacturing facility extending to 13,871 m<sup>2</sup> (149,309 sq ft)
- Site Area: 3.08 HA (7.6 acres)
- Adjacent development boasting household names including Asda, Aldi, Home Bargains, McDonalds, Howdens, Screwfix & MKM
- Affluent market and coastal towns of Guisborough, Marske and Saltburn in close proximity
- Construction under way on 810 family house residential scheme in nearby Marske
- Area of economic growth and investment with 4,500 acre Teesport 10 miles to the north

# FORMER TEXON NON-WOVEN PREMISES

*Skelton Industrial Estate,  
Skelton, Cleveland, TS12 2LH*

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## THE OPPORTUNITY

Former manufacturing facility extending to circa 13,871 m<sup>2</sup> (149,309 sq ft) on a site area of approximately 3.08 HA (7.6 Acres) in an area which has seen significant retail, trade and roadside redevelopment.

The property provides low cost manufacturing or logistics accommodation however given surrounding retail and food store development and the affluence within the local community there are potential opportunities for alternative higher value uses.

## LOCATION

Skelton lies within 2 miles of the seaside resort of Saltburn by the Sea and 3 miles to the east of the affluent town of Guisborough. It is one of several villages in close proximity which form a prosperous local community, attracting a wide-ranging demographic of residents who are attracted by the location's countryside feel and easy commute to local centres.

Key employment areas of Middlesbrough and Stockton-On-Tees are 14 miles and 20 miles to the west respectively, Newcastle-upon-Tyne 55 miles to the north west and Leeds 72 miles to the south west.





Skelton Industrial Estate is located to the east of the village with access off the A174 immediately to the rear of the subject premises.

Due to its prominence and the surrounding demographic, sites immediately adjacent and opposite the subject property have attracted a mix of uses including Asda and Aldi supermarkets, food outlets including Greggs and a McDonald's Restaurant, trade occupiers including MKM, Screwfix and Howdens and a Home Bargains retail store.

Skelton Industrial Estate also boasts both logistics and manufacturing occupiers including Pipeline Precision Engineering, Cleveland Circuits and Gerritsen Logistics UK as well as smaller units targeting SMEs and a mix of gym and leisure occupiers.

Teesworks, which comprises circa 4,500 acres of industrial development land with Freeport status, is situated approximately 10 miles to the north of the subject site. It is proving successful in attracting significant inward

investment and occupiers and is expected to bring further high value jobs to the area and drive economic growth.

Less than 3 miles to the north of the property, just south of Marske-by-the-Sea planning consent has been granted for 810 family homes with Miller Homes and Taylor Wimpey scheduled to commence construction this year.

## THE PROPERTY

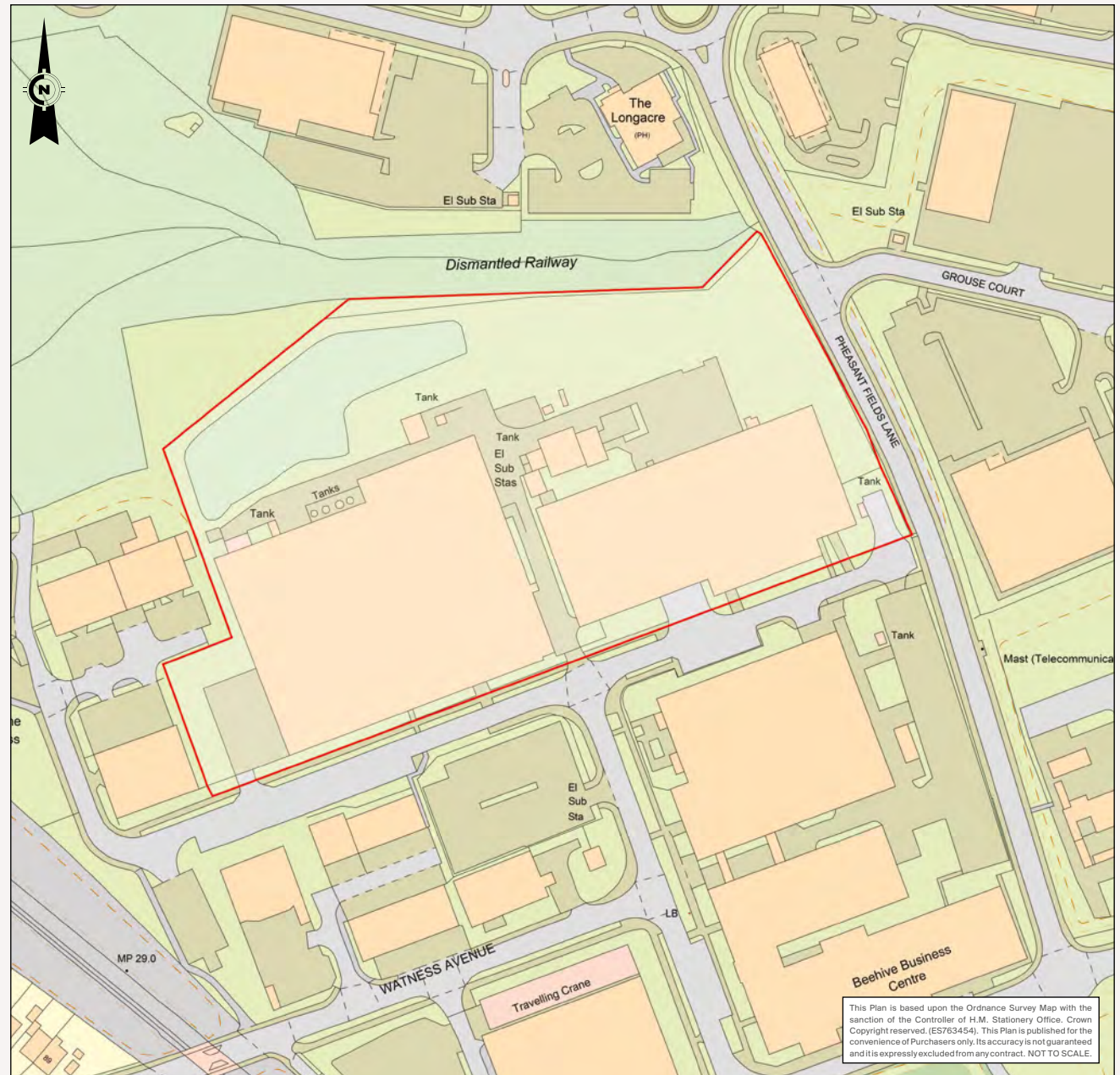
The premises comprise two large detached factory buildings, Unit 5 and 12 dating back to 1949 and 1972 respectively on a site area of circa 3.08 HA (7.06 acres).

The area of the site on which the factory is built and which is predominantly level extends to approximately 2.22 HA (5.5 acres). It then falls away steeply down to the adjacent site on which Asda and Aldi are situated.

The property has been occupied by Texon Non Woven Limited since 2004 for the manufacture of linings for shoes and garments.

Both buildings are broadly similar in construction providing the following:

- Steel frame with mixture of cavity brickwork and insulated steel cladding to walls
- Unit 5 - part north rooflight with built up mineral felt covering and part flat roofed
- Unit 12 - fully flat roof construction
- 4.8 m clear internal height
- Concrete floors throughout
- Two-storey office and amenity blocks to front of each factory
- Detached boiler house serving the premises and manufacturing process
- Service yards to north and west
- Loading doors off main estate road to the front



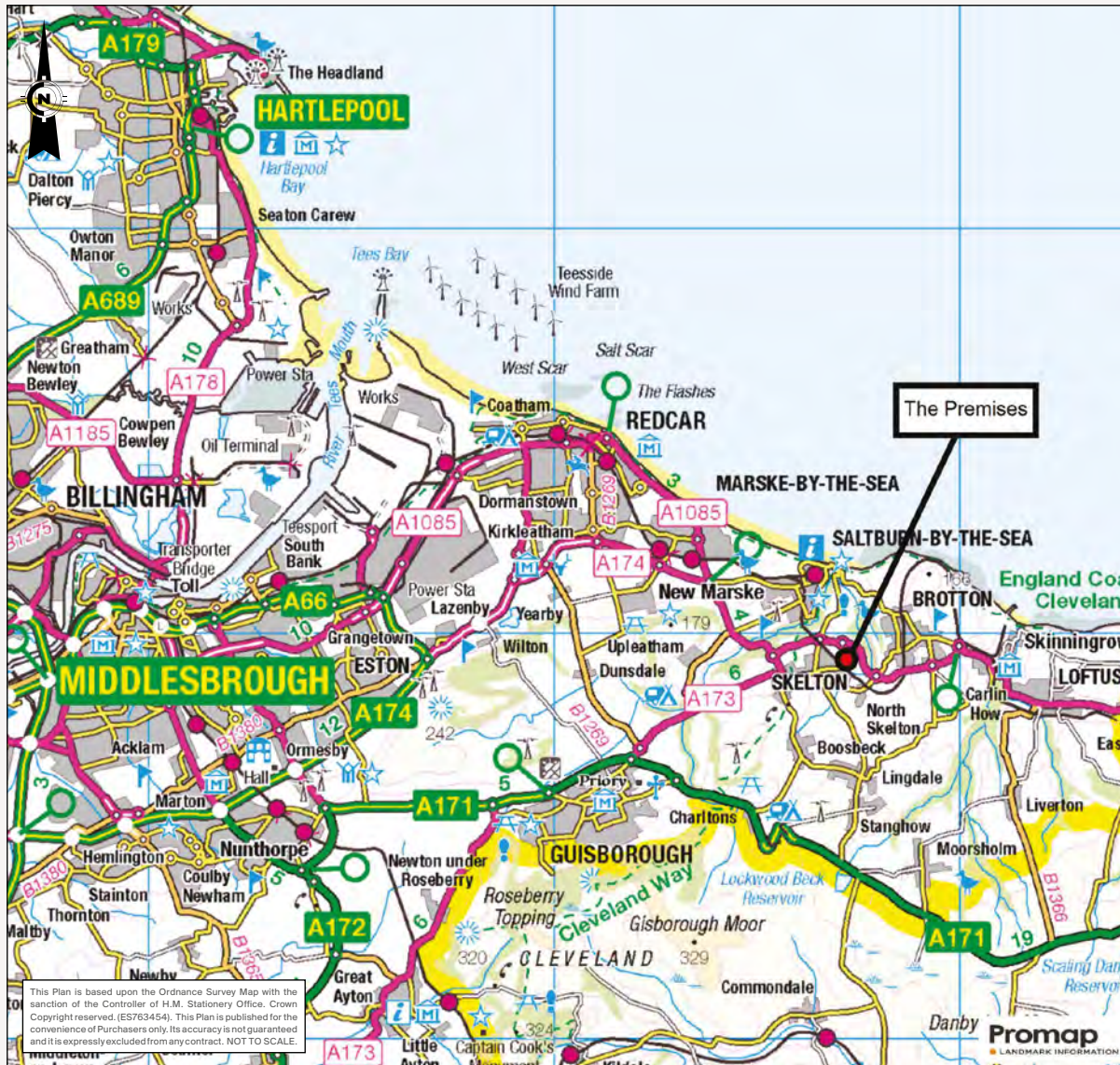
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### FLOOR / SITE AREAS

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) and the following Gross Internal floor areas recorded.

FLOOR AREAS (GROSS INTERNAL)		
UNIT 5	Sq M	Sq Ft
Warehouse	6,976.6	75,096
Rear stores	346.7	3,732
Ground floor office / staff amenities	636.6	6,853
First floor office / staff amenities	636.6	6,853
<b>TOTAL</b>	<b>8,596.6</b>	<b>92,533</b>
UNIT 12		
Warehouse including loading bay	4,505.1	48,493
GF Office	245.0	2,637
FF Office	245.0	2,637
<b>TOTAL</b>	<b>4,995.0</b>	<b>53,766</b>
<b>Boiler House</b>	<b>297.7</b>	<b>3,010</b>
<b>GRAND TOTAL AREA</b>	<b>13,871.3</b>	<b>149,309</b>
Estimated Total Site Area	3.08 HA	7.6 Acres
Estimated Net Developable Area	2.22 HA	5.5 Acres



## TENURE

The property is held on a Freehold basis.

## RATEABLE VALUE

According to the Valuation Office Agency, the property has a Rateable Value of £179,000 effective 1st April 2023. For further information please visit [www.voa.gov.uk](http://www.voa.gov.uk)

## ENERGY PERFORMANCE

Pending completion of works

## TERMS

The property is available for a term of years to be agreed at a rent of £225,000 per annum. Alternatively, our client will consider the sale of the freehold for £1,950,000.

Sale or lease of part may also be considered.

For further details please contact:



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