For Sale

Reversionary Multi-Let Industrial Investment

Stephenson Court, Barrington Industrial Estate, Bedlington, NE22 7DQ

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For Sale

Investment Highlights

- Modern multi-let industrial estate, comprising 19 units
- Located on the well-established, Barrington Industrial Estate in Bedlington.
- Freehold
- Total passing rent of £179,566 per annum exclusive
- Total GIA of 3,236 sq. m (34,829 sq. ft)
- Low average rent of £5.52 psf
- Seeking offers in excess of £2,300,000 exclusive of VAT showing a net initial yield of 7.34% after standard purchaser costs
- Potential reversion to over 10.75%
- This shows a low capital value of £66.08 psf

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Location & Situation

Stephenson Court is located within the well-established Barrington Industrial Estate in Bedlington, one of Northumberland's principal industrial locations. The estate is home to a diverse range of occupiers, including manufacturing, engineering, warehousing, trade counter and storage businesses.

Barrington Industrial Estate lies immediately to the north of Bedlington town centre, a traditional Northumberland market town providing a wide range of amenities and services. The estate benefits from excellent connectivity to the region's strategic road network, with the A189 Spine Road and the A1(M) both within easy reach. These routes provide direct access to Newcastle upon Tyne, the wider Tyne and Wear areas, and to the South of England, while also offering convenient links north towards Scotland.

The surrounding area has a strong manufacturing and logistics presence, with nearby commercial locations including Cramlington, Blyth, Ashington and Morpeth, all of which support a broad occupational market.

Stephenson Court is accessed off Stephenson Way within the wider Barrington Industrial Estate.

Description

The property comprises two traditional industrial terraces together with a detached industrial unit. In total, there are 19 units ranging in size from approximately 1,200 sq. ft to 6,000 sq. ft .

The terraced units are of steel portal frame construction with brick/blockwork elevations to approximately 2 metres, under a profiled insulated metal clad roof. Specification includes a mix of LED and fluorescent strip lighting, and electric or manual roller shutter doors. Eaves heights range from approximately 3.6 metres to 5.75 metres at the apex, while all roller shutter doors measure approximately 3.0 metres wide by 3.0 metres high.

The detached industrial unit is of steel frame construction with brick/blockwork elevations beneath a pitched profiled metal roof. The unit benefits from a manual roller shutter door opening onto a loading/parking area and is fitted with fluorescent lighting throughout. Internally, it also incorporates two small office areas and is currently occupied as a metalworking facility.

Services

The units benefit from mains water and electricity supply.

Tenancy Schedule

A more detailed tenancy schedule can be provided upon request.

Unit	Tenant	Size (Sq. Ft)	Rent (psf)	Rent (pa)	Term Start	Term End	Maintenance Rent
Unit 1	BKS Mechanical Services Ltd	2,520	£6.35	£16,000.00	20/04/2026	20/01/2028	£800.00
Unit 2	5FLOOR321 Direct Ltd	2,520	£6.35	£16,000.00	01/11/2024	31/10/2027	£756.00
Unit 3	Location One Ltd + Facilities By ADF PLC + Autotrak Portable Roadways Limited	2,520	£5.95	£15,000.00	01/05/2026	31/03/2028	£800.00
Unit 4	Location One Ltd + Facilities By ADF PLC + Autotrak Portable Roadways Limited	2,520	£5.95	£15,000.00	01/05/2026	31/03/2028	£800.00
Unit 5	A C Products & Holdings Ltd	2,520	£5.85	£14,750.00	01/12/2026	30/11/2028	£800.00
Unit 6	A.C. Engineering (NE) Ltd	2,476	£6.46	£15,999.00	01/11/2024	31/10/2027	£619.00
Unit 7	Private Individual	1,206	£6.63	£8,000.00	31/07/2026	30/07/2029	£400.00
Unit 8	Private individual	1,205	£3.89	£4,688.00	20/03/2020	19/03/2023	£482.00
Unit 09	Private individual	1,207	£6.63	£8,000.00	01/09/2026	31/08/2028	£300.00
Unit 10,11,12,13	Falon Nameplates Limited	6,124	£4.36	£26,690.00	29/11/2016	28/11/2026	N/A
Unit 14	G M Flooring Covering Limited	2,476	£4.20	£10,399.20	01/04/2026	31/03/2032	£500.00
Unit 15	DVS Auto's Ltd	2,476	£6.59	£16,315.00	01/07/2025	30/06/2028	£504.00
Unit 19	Barrington Metal Works Ltd	5,059	£2.52	£12,725.04	18/05/2014	17/05/2017	£720.00
Total		**34,829**	**£5.52**	**£179,566.24**			**£7,481**

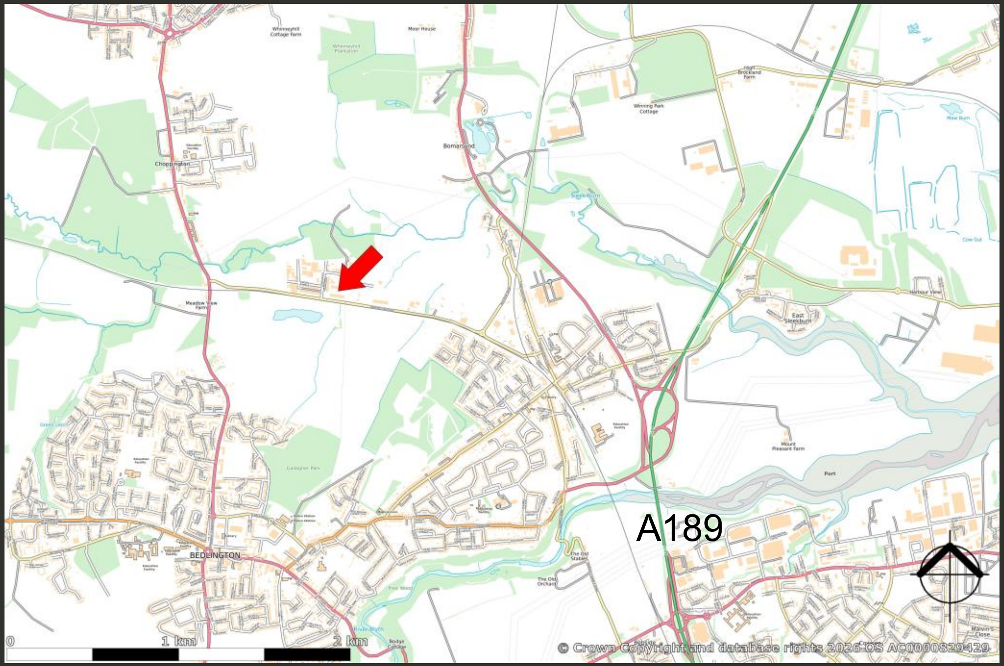
Maintenance Rent
There is a maintenance rent charged to the tenants on the estate at varying rates. The total maintenance rent income is £7,481 per annum. All maintenance rents can be reviewed annually.

Tenure
Freehold.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

VAT
The property is elected for VAT. We anticipate this sale will be treated as a transfer of going concern (TOGC).

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

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Date: August 2026

Data Room
Access to the data room is available on request.

Proposal
We are instructed to seek offers in excess of £2,300,000 exclusive of VAT showing a net initial yield of 7.34% after standard purchaser costs of 6.5%. This shows a low capital value of £66.08 psf and potential for reversion to over 10.75%.

For further information please contact:

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