



## Unit 20 Lustrum Avenue, Stockton on Tees, TS18 2RB

Industrial Unit For Sale (Long Leasehold) Including Adjoining Land  
0.51 Acres £490,000

- Industrial Unit, Offices, Mezzanine Storage, Compound and Parking
- 125 Year Lease Commenced 5/7/1988
- Located Within The Busy Portrack Industrial Estate
- Adjoining Land CE216665 Approximately 0.51 Acres
- Ground Rent Payable £248 pcm
- Easy Access A19 and A66

## Summary

<b>Available Size</b>	10,251 sq ft
<b>Price</b>	£490,000
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a self-contained warehouse / industrial unit of traditional construction, providing practical and functional accommodation suitable for a range of light industrial, storage, trade counter, or business uses (subject to the necessary consents).

The warehouse benefits from a regular-shaped open plan working area, allowing efficient use of space for storage, workshop, or operational purposes. Access is provided directly from Lustrum Avenue, with internal circulation that enables straightforward movement of goods and equipment.

A key feature of the property is the inclusion of additional land, which is accessed directly from within the warehouse. This land forms part of the sale and is held under a separate title number, offering flexibility for external storage, yard space, or ancillary operational use, subject to planning and statutory requirements. The additional land enhances the overall utility of the property and may provide future potential for adaptation or intensification of use, subject to the necessary approvals.

The property is offered as a long leasehold interest across two title numbers, providing control over both the built accommodation and the adjoining land. This structure may be particularly attractive to owner-occupiers seeking long-term security or investors looking for a flexible asset with additional land value.

Overall, Unit 20 offers a compact but versatile commercial property with the added benefit of externally accessible land, within an established commercial location.

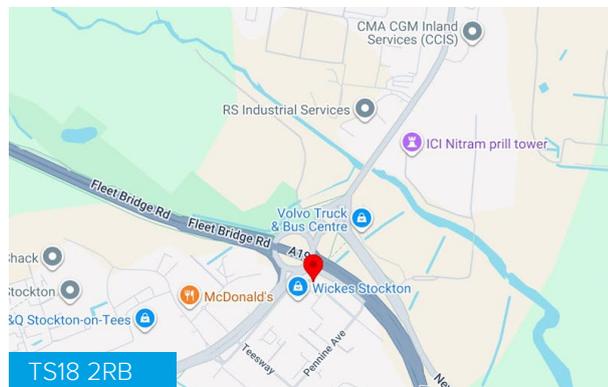
## Location

Unit 20 is situated on Lustrum Avenue, a well-established commercial and industrial location within Stockton-on-Tees. The area benefits from good access to local amenities and the wider Teesside road network, making it suitable for trade counter, storage, and light industrial occupiers.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	7,160	665.19	Available
Ground - Offices/ Reception	650	60.39	Available
1st - First Floor Offices	441	40.97	Available
Mezzanine - 1st Floor Storage	2,000	185.81	Available
<b>Total</b>	<b>10,251</b>	<b>952.36</b>	



## Viewing & Further Information



**Julie Anderson**

01609 797 330 | 07968 799 734

julie.anderson@alignpropertypartners.co.uk



**John Routledge**

07443530922

john.routledge@alignpropertypartners.co.uk

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