



**For Sale – Modern Single-Let Industrial Investment**  
4 Waldridge Way, Simonside East Industrial Estate, South Shields, South  
Tyneside, NE34 9PZ

**Naylor's**   
**Gavin Black**  
Commercial Property People

## INVESTMENT HIGHLIGHTS

- Modern detached industrial unit extending to 717 sq. m (7,717 sq. ft), on prime estate
- Located close to A19, Tyne Tunnel and Port of Tyne
- Occupied by GRC Filtration Limited (lease in the individual directors names) until 31 August 2030
- Tenant has been in occupation since 2008
- Low passing rent of £52,000 per annum (£6.82psf)
- Opportunity to capture reversion at rent review in October 2027
- Seeking offers over £675,000 (£87 psf) exc. VAT

## Location

The property is located on the established Simonside Industrial Estate just off the A194 which links South Shields with the A19 and A1(M). The estate is well served being close to Simonside Metro Station and principal bus routes. Local facilities include Tesco, McDonalds, Burger King and a pub/hotel within easy walking distance. South Shields Town Centre is approximately 1 mile to the east whilst the A19 and Tyne Tunnel is approximately 2 miles to the west.

## Description

The unit is detached and of steel portal frame construction with insulated profile clad elevations above dado blockwork leading to a roof of the same specification and incorporating 10% translucent roof panels.

The warehouse has a minimum eaves height of 5m (6.8m at the apex) with a single 'up and over' electric loading door leading to a secure private concreted yard. There is a 3-phase electrical supply and lighting via suspended LED units.

To the front of the property there is integral single storey office accommodation with specification including gas central heating, double glazed windows and dado trunking. There is also a private car park for up to 12 cars.

Above the offices there is a mezzanine area with staircase from the warehouse. We understand that a small proportion of the mezzanine is a tenant's addition.

## Accommodation

The property has the following Gross Internal Areas (GIA):

	Sq M	Sq Ft
Warehouse*	648.26	6,978
Ground Floor Offices	68.74	740
<b>Total</b>	<b>717</b>	<b>7,717</b>

\*There is a mezzanine area above the offices extending to 903 sq. ft, of which we understand 157 sq. ft is a tenant's addition.

## Tenure

The property is held by way of a long ground lease at a peppercorn for a term expiring 25th June 2133 (108 years unexpired).

## Tenancy

The unit is let to Derek Alan Mole and others (t/a GRC Filtration Limited) for a term expiring on 17th October 2030. The passing rent is £52,000 per annum (£6.82psf) subject to upward only open market rent review on 18th October 2027. The property is held by way of a full repairing and insuring lease without schedule of condition.

## GRC Filtration Ltd

GRC Filtration is a family run business with over 30 years' experience working in the Water Treatment Industry.

GRC are sub-contractors working throughout the UK for most of the UK's leading filtration specialists, local authorities and M.O.D.

The company offer a vast range of services and equipment from balance tank cleans to complete plant replacements.

The company have occupied the property since 2008.



## EPC

C (56)

## VAT

The property is elected for VAT.

## 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.

## Price

Seeking offers in excess of £675,000 exc. VAT. This shows a net initial yield of 7.32% and low capital value of £87 psf, significantly below replacement cost.

## For further information please contact:

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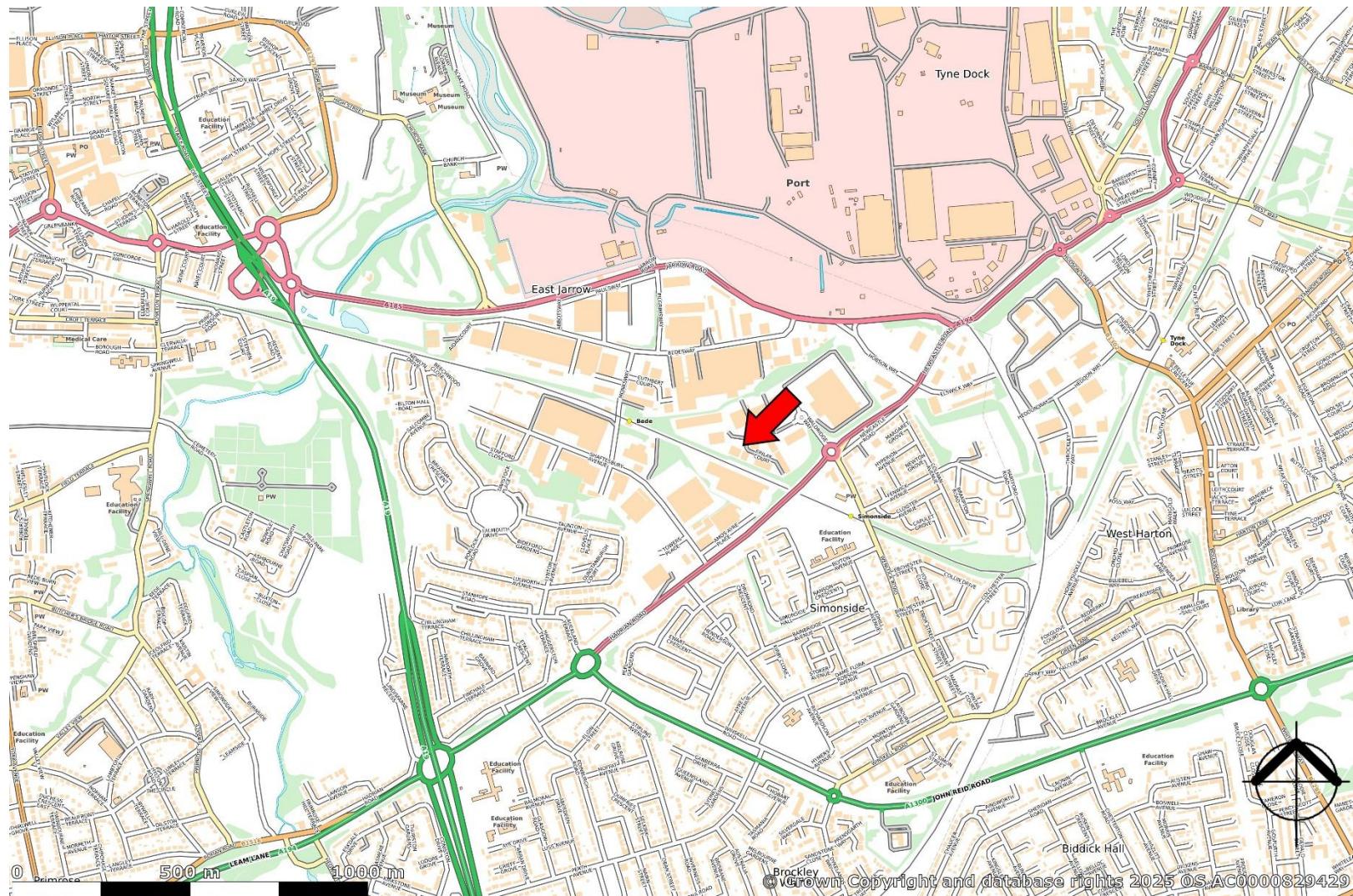
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Date: 2 February 2026

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