

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL/OFFICE PREMISES



Units at Howle Manor Business Park, Howle Near Newport, Shropshire, TF10 8AY

- Range of light industrial and office units from 260 sq ft (24.16 sq m)
- Rural location within half a mile of the A41 Chester Road
- Allocated on site car parking
- ONLY 1 UNIT NOW REMAINING TO LET

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Howle Manor Estate

Newport, Shropshire

LOCATION

Howle Manor Business Park is located in the small Hamlet of Howle, approximately 4.5 miles northwest of Newport in Shropshire. Howle lies within 0.5 miles of the A41 trunk road, which provides road links to the M54 motorway and Wolverhampton to the south, and Chester to the north. The M6 motorway is only 15 miles to the east at Stafford.

The immediate surrounding area is rural and the units are set within a quiet farmyard, which is being redeveloped to provide a number of light industrial and office units with service yard/car parking.

DESCRIPTION

The property comprises former barns associated with Howle Manor Farm, which have been redeveloped to offer a number of small commercial units suitable for light industrial and office use. The units are arranged in a L-shaped configuration, being of solid brick construction beneath a pitched roof and offer double height accommodation with character features.

The industrial units have been refurbished to a basic specification including a roller shutter access door and can be taken individually or combined. Further works can be undertaken upon request. Offices can be refurbished to a higher standard to suit the occupier. There is also an option for a two-storey office premises similar to the existing farm office opposite the development.

Outside, there is a communal WC and canteen on site but private facilities may be installed within each unit as required. A car parking space(s) within the yard area will be allocated to each unit.

AVAILABLE ACCOMMODATION

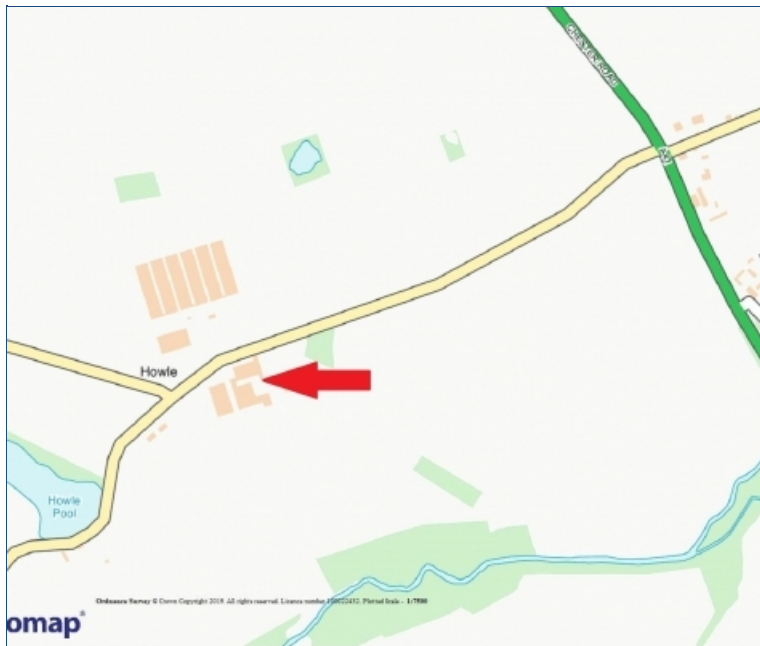
Unit A	750 sq ft	69.68 sq m	LET
The Studio	260 sq ft	24.16 sq m	AVAILABLE

SERVICES

We understand that mains electricity, water and drainage are available or connected to the site. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991 Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



TENURE

Leasehold: The units are available to let on terms to be agreed. Units can be taken individually or combined as per requirements.

RENT

Rent upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES (2017 RATING LIST)

Unit A has a rateable value of £2,300
The Studio has a rateable value of £1,650

ENERGY PERFORMANCE CERTIFICATE

Each completed unit has an EPC or will be assessed upon completion of any works. Details to be supplied by the letting agent upon request.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3502



Printcode: 2019222

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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