



## Unit B4, Tweeddale South Industrial Estate Madeley, Telford, Shropshire, TF7 4JR

- Prominent mid-terraced industrial unit extending to 1,300 sq ft (120 sq m)
- Integral single storey offices including kitchenette and WC
- Small rear compound and shared on-site car parking
- Established business location on popular industrial estate in Telford

# Unit B4

## Tweeddale South, Telford

### LOCATION

Telford is located approximately 15 miles from Junction 10 of the M5, with the M54/M6 link providing easy access to the national motorway network. Wolverhampton is some 18 miles to the southeast and the county town of Shrewsbury being 15 miles to the west via the M54 and A5 trunk road.

Tweeddale lies on the south eastern edge of Telford and is one of the town's most established industrial estates. It is accessed via the A442 Queensway dual carriageway, Telford's main north/south distributor road, which also affords access onto the M54 motorway at Junctions 4 and 5 approximately 3 miles to the north.

The property itself forms part of a block of similar units within a larger development at Tweeddale South. Unit B4 enjoys a mid-terrace position within the block. The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

### DESCRIPTION

The property forms part of a terrace of industrial units, providing modern single storey warehouse/workshop space with integral office accommodation, which is complemented by on-site car parking and a secure yard.

The self-contained unit is of steel frame construction with profile steel elevations and access via an up-and-over door to the warehouse/workshop area.

A pedestrian entrance provides access to the internal office, which in turn leads to a kitchenette. There is a separate staff WC.

Outside, the unit benefits from a small enclosed yard to the rear with gated access and shared car parking to the front.

### ACCOMMODATION

Gross Internal Area	1,300 sq ft	120 sq m
---------------------	-------------	----------

### SERVICES

We understand that mains electricity and water are connected to the unit.

It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



**Consumer Protection From Unfair Trading Regulations 2008:** 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.



### PLANNING

We have assumed the property has full planning permission for E, B2 and B8 uses under the Town & Country Planning (Use Classes Order) 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold: The unit will be available to let based on a new FRI lease on terms to be agreed.

### RENT

The quoting rent is £12,000 per annum exclusive.

### SERVICE CHARGE

Details upon request from the letting agent.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000.

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority in this regard.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C(61).

### 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.

### VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3580



Printcode: 202415

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://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](mailto:enquiries@andrew-dixon.co.uk)