



## Recycling Centre, Rock Road, Ketley Telford, Shropshire, TF1 5HW

- Modern recycling centre and premises on a site area of circa 2.75 ac
- Incorporating recycling centre, two-storey office block, workshop and gatehouse
- Buildings extend to approximately 26,700 sq ft (2,480 sq m) overall
- Substantial secure surfaced yard and generous on site car parking
- Additional fenced open storage area of 4 ac to the rear of operating site

# Recycling Centre

## Rock Road, Telford

### LOCATION

Ketley is a busy suburb of Telford, which is located just off the former A5 between Wellington and Oakengates. It enjoys excellent road links to Telford Town Centre and all parts of the West Midlands via Junction 6 of the M54 motorway close by.

The property is situated in a predominantly commercial/industrial area backing onto the M54 motorway and opposite the Wellings plant yard. It is also in close proximity of an established residential area.

### DESCRIPTION

The property was purpose built as a waste transfer station in 2001 and includes a recycling centre, modern two-storey office block, workshop, gatehouse and 50-tonne weighbridge. The buildings sit on a total site area of 2.75 acres including a secure concrete yard with additional stoned, turfed and paved areas, a car park for 24 cars to the front of the office block and a works car park to the rear for 18 cars.

The recycling centre is a substantial detached, steel portal framed building with roller shutter access and an eaves height of 13m. It benefits from a free-standing Valley Max Trommel screen with hopper conveyor, picking station with stockpiling bays and additional conveyors, and a complete dust suppression system.

The office block is located upon entry to the site, being a detached, L-shaped building providing reception area, meeting room, office, kitchenette and WC facilities on the ground floor, with open plan office on first floor.

There is a further detached, steel portal framed workshop to the rear of the office block, having roller shutter access and an eaves height of 7m.

To the rear of the operating site is an additional area of fenced open storage land extending to circa 4 acres, which is bounded by timber fencing.

### ACCOMMODATION

Recycling Centre	18,500 sq ft	1,718 sq m
Office Block	3,681 sq ft	324 sq m
Workshop	4,025 sq ft	374 sq m
Gatehouse	3,452 sq ft	42 sq m
<b>Net Internal Area</b>	<b>26,700 sq ft</b>	<b>2,480 sq m</b>



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### SERVICES (NOT CHECKED OR TESTED)

We understand all mains services are available or connected to the site.

### PLANNING

The property has planning consent for a Sui Generis use within the Town & Country Planning Act 1987 (Use Class Order 2005). It currently allows for 72,000 tonnes of waste per annum [Ref W2005/0906]. However, permission has recently been obtained to vary the existing use to 72,000 tonnes of incinerator bottom ash (IBA) [Ref TWC/2017/0882]. It should be noted that this is on the basis of either or, and not both.

The site also benefits from a Waste Management Licence [Permit Ref EPR/PB3632RM/T001].

### TENURE AND RENT

The property is available to lease at a rent and terms to be agreed. The site can be taken as a whole, including the rear open storage land, or the recycling centre and premises can be leased separately. *\*NB The open storage land cannot be taken on its own.*

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £95,500.

### ENERGY PERFORMANCE CERTIFICATE

The recycling centre and workshop have an Energy Rating of F(145) and the office block has an Energy Rating of E(101).

### VAT

All figures 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

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