



Units 1 & 1a, The Laundry, Seifton, Ludlow Shropshire, SY8 2DH

- Industrial warehouse/workshop premises extending to 9,005 sq ft (836.62 sq m)
- Site area of 0.7 acres (0.283 hectares) including substantial yard
- Rural location on farm estate with good access to main A49 arterial road
- Low site coverage
- AVAILABLE FOR OCCUPATION FROM MARCH 2025

1 & 1a The Laundry

Seifton, Ludlow

LOCATION

The property is located in the small village of Seifton, which lies on the B4365 approximately 7 miles north of Ludlow, 3.5 miles east of Craven Arms and 25 miles south of the county town of Shrewsbury. The A49 can be accessed via the B4368 passing to the west and provides access to Shrewsbury to the north and Ludlow, Leominster and Hereford to the south.

The property itself is situated on The Laundry estate - a multi-let, farm industrial estate which lies to the east of the B4365, approximately 0.75 miles to the south of its junction with the B4368. The site is predominantly surrounded by open countryside.

DESCRIPTION

The property forms part of a range of commercial units, originally former farm buildings, which have been converted to provide a modern estate of 20 plus individual workshop and storage units and two secure storage yards, complemented by shared on-site WC facilities.

Units 1 and 1a comprise a pair of adjoining units providing open plan warehouse space, which is suitable for a variety of light industrial uses, including workshop and storage.

The property benefits from a substantial yard area to the front and side, with access directly off the roadside.

ACCOMMODATION

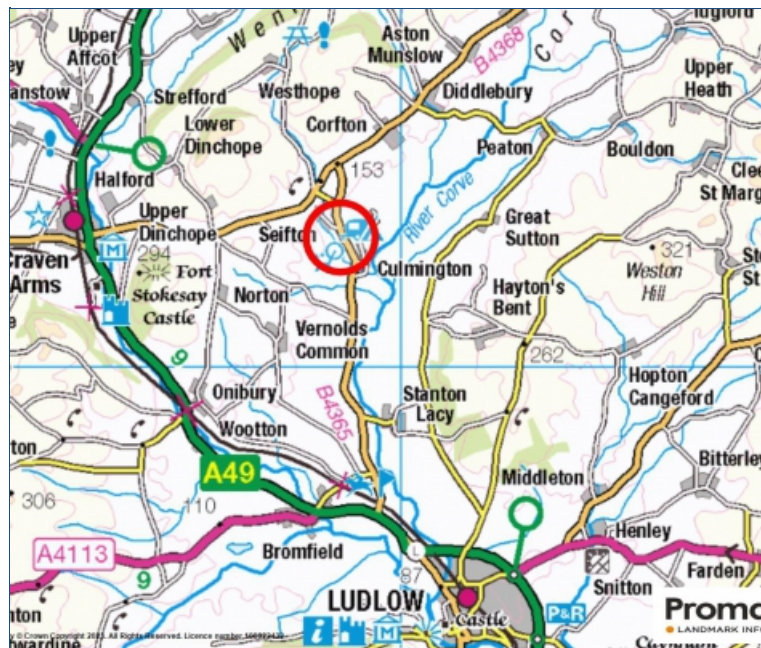
Unit 1	6,745 sq ft	626.63 sq m
Unit 1a	2,260 sq ft	209.99 sq m
Gross Internal Area	9,005 sq ft	836.62 sq m
Site Area	0.7 ac	0.283 ha

SERVICES

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

PLANNING

The property currently has planning permission for uses within Class E and B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties should make their own enquiries in this regard.



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TENURE

Leasehold: The units are available to lease as a whole on terms to be agreed.

RENT

The asking rent is is £33,000 per annum exclusive.

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.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B(39).

VAT

We understand that the property is not elected for VAT, therefore VAT will not be payable on the rent.

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3852



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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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SITE PLAN

