



## Former Metal & Waste House, Lightmoor Road, Little Dawley, Telford, Shropshire TF4 3QN

- Substantial metal recycling facility on a site area of approximately 3.9 ac (1.58 ha)
- Detached industrial unit with two-storey offices extending to approximately 4,321 sq ft (401 sq m)
- Extensive secure concrete yard/open storage space
- Offers in the region of £2,500,000

# Former Metal & Waste House Lightmoor Road, Telford

## LOCATION

The new town of Telford is located approximately 15 miles from Junction 10a of the M6 motorway, with Wolverhampton 18 miles to the east and Birmingham city centre 35 miles to the south. The county town of Shrewsbury is 15 miles away via the M54 motorway and A5 trunk road.

The property itself occupies a semi-rural location off Lightmoor Road on the outskirts of the small town of Dawley. The site lies just off the A442 providing access to Telford Town Centre and Junction 4 of the M54 approximately 4 miles distant. There is some residential development to the rear and nearby commercial occupiers include RHP Transport.

## DESCRIPTION

The property comprises a secure site of circa 3.9 acres providing a substantial metal recycling facility incorporating a detached industrial unit and two-storey office accommodation, extensive yard/open storage space. The property has recently been utilised for the recycling, processing and storage of scrap metal.

The unit comprises a detached single storey warehouse of portal frame construction. Vehicular access is afforded via two full height roller shutter doors on the front elevation and a further roller shutter door to the side, which also incorporates a canopy and loading bay. Internally, the warehouse has sodium lighting throughout and benefits from integral two-storey blockwork offices including kitchen, WC.

Adjoining the warehouse is a two-storey office block. Externally, the perimeter of the site is secured by fencing with a gated access to the front. It provides extensive yard and open storage space, which is predominantly concreted. Also on site are three telecommunication masts.

## ACCOMMODATION

Ground Floor warehouse and offices	3,707 sq ft	344 sq m
First floor offices	614 sq ft	57 sq m
Total Gross Internal area	4,321 sq ft	401 sq m
Site Area	3.9 ac	1.58 ha

## PLANNING

The property currently has planning permission for Class Sui Generis use of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties to make their own enquiries to confirm planning permission.



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## TENURE

Freehold. The property is available to purchase freehold with vacant possession.

## PRICE

We are instructed to seek offers in the region of £2,500,000.

## SERVICES

We understand that all mains services are available or 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.

## LOCAL AUTHORITY

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

## BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the upcoming 2026 Rating List is £63,500.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D.

## 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.

## ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

## VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/4206



## 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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