



Building at Abbey Farm, Lilleshall Newport, Shropshire, TF10 9HW

- Storage Building extending to approximately 30,000 sq ft (2,787.09 sq m)
- Secure rural location close to A41 single carriageway
- Suitable for a number of potential uses
- Concrete loading area and HGV access

Building at Abbey Farm

Lillehsall, Newport

LOCATION

The property is situated in the picturesque village of Lillehsall in Shropshire. Lillehsall lies on the A518 between Telford (4 miles) and Newport (3 miles). It falls within the Borough of Telford and Wrekin and the Wrekin constituency.

The village has a local shop, parish church, cricket and tennis clubs and a primary school. It is also home to the historic Lillehsall Monument, a local landmark on top of Lillehsall Hill. All other amenities are available in the popular market town of Newport approximately 3 miles to the north. Newport also has excellent road links, with Junction 3 of the M54 motorway 9 miles distant via the A529 or A41.

The property itself is situated on the southern fringe of the village along Lilyhurst Road/Abbey Road, approximately 0.5 kilometers from Lillehsall Abbey. The estate is set back from the main road and accessed via a private driveway. There is some residential development to the northwest, but essentially the property is surrounded by open countryside.

DESCRIPTION

The property comprises a covered storage building, extending to approximately 30,000 sq ft (2787.09 sq m).

The property benefits from a steel portal frame construction with part concrete and part open elevations, surmounted by a metal sheet clad roof with translucent lighting throughout. The front and rear elevations benefit from vehicle access doors, and the whole property includes suspended lighting. The floor is of concrete.

The property is suitable for a wide range of covered storage concerns.

ACCOMMODATION

Gross Internal Area	30,000 sq ft	2,787.9 sq m
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PLANNING

The property is suitable for storage purposes. However, interested parties should make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The property is available to let.



RENT

Quoting rent £60,000 pax

SERVICES

We understand that electric and water 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.

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: Nathan Fern
Contact: Nathan Fern
Direct Line: 01952 521004
Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk
Ref: BNF/4228



Printcode: 202663

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