



Unit D2, Tweeddale South Industrial Estate Madeley, Telford, Shropshire, TF7 4JR

- Mid-terraced single storey industrial unit extending to 2,580 sqft (239 sqm)
- Accommodation includes internal offices, toilet and kitchen facilities plus a mezzanine over office
- Incorporating private car park to the front

Unit D2

Tweeddale South Ind Est

LOCATION

The property is situated on Tweeddale South Industrial Estate. Tweeddale lies on the south eastern edge of the town and is accessed via the A442 Queensway dual carriageway, which also affords access onto the M54 motorway approximately 3 miles to the north.

The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

Telford New Town straddles the M54 motorway, being located approximately 15 miles from Junction 10 of the M5, with the M54/M6 link giving easy access to the national motorway network. Wolverhampton is some 18 miles to the southeast and Birmingham city centre lies just beyond approximately 35 miles distant. The county town of Shrewsbury is approximately 15 miles to the west via the M54 and A5 trunk road.

DESCRIPTION

The property comprises a mid-terraced, single-storey industrial unit of steel-framed construction and benefits from roller shutter door access on the front elevation.

The unit provides basic warehouse space, together with internal office, kitchen and toilet facilities. It has a concrete floor throughout and benefits from a minimum eaves height of approximately 3.9 meters. Above the offices is a basic mezzanine store.

Externally, the unit incorporates a substantial tarmacadam car park and an open loading yard to the front of the building.

ACCOMMODATION

Area	Square Feet	Square Meters
Warehouse	2,185	202
Office	397	36.9
Gross Internal Area	2,580	239
Mezzanine	397	36.9

PLANNING

We assume the property currently has planning permission for Class B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties to 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.



RENT

Quoting rent £20,000pax

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.

SERVICE CHARGE

We understand a service charge is payable by the tenants to the landlord for the upkeep and maintenance of the common areas. Further details upon request.

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 £15,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-66.

TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed. Please contact the agent for further details

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Tenant to be responsible for the landlord's legal costs.

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/3917