



The Hangar, Crow Lane, Child's Ercall Market Drayton, Shropshire, TF9 2DB

- Modern detached single storey warehouse of 4,650 sq ft (431.98 sq m)
- Secure site with yard of circa 0.5 ac (0.20 ha) for parking/open storage
- Separate small office building with kitchen, shower room and WC facilities
- Rural location approxiamtely two miles east of A41 trunk road

The Hangar Child's Ercall

LOCATION

Child's Ercall is a small village in North Shropshire, which is situated in a remote rural area between the towns of Market Drayton and Newport, with the closest neighbouring village being Ollerton approximately one mile to the west.

The property itself is located approximately half a mile north of Child's Ercall and close to Tern Hill. It lies approximately two and a half miles from Hinstock, ten miles north of Telford, and seven miles south of Market Drayton.

The property is situated in open countryside and accessed via a public road approximately two miles off the A41 trunk road, with the majority of traffic directed through Child's Ercall village. Ollerton Business Park is approximately half a mile to the north.

DESCRIPTION

The property comprises a commercial site of circa 0.7 acres, which accommodates a modern detached building offering single storey industrial workspace, together with associated yard and a separate office building on site.

The main commercial building provides open plan warehouse/storage accommodation with five electronically operated up-and-over doors and two pedestrian access points. The building is of steel portal frame construction, having block-work and insulated steel clad elevations with a lower outer brick skin. It has a concrete floor and is surmounted by an insulated steel clad roof incorporating translucent roof lights.

To the front of the site is a large secure yard, which is fully surfaced with a mixture of tarmac and hard-standing. There is also a detached single storey brick and tile structure within the yard area, which currently provides a works office with kitchen, shower and toilet facilities.

Externally, the site is securely bounded by palisade fencing and benefits from an electrically operated access gate, together with pole lighting at the entrance way.

ACCOMMODATION

Warehouse hangar (93ft x 50ft)	4,650 sq ft	431.98 sq m
Office building	230 sq ft	21.37 sq m
Total Gross Internal Area	4,880 sq ft	453.40 sq m
Total Site Area	0.7 ac	0.28 ha

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.



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TENURE

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

RENT

Rent upon application.

SERVICES

We understand that mains electricity (3-Phase), water and drainage are available or connected to the property. We have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury, Shropshire, SY2 6ND
Tel: 0345 678 9003.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2026 Rating List is £28,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(53).

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.

ANTI MONEY LAUNDERING

A successful 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:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3086



Printcode: 2026622

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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