



## Unit 5 Duncote Mill, Walcot Wellington, Telford, Shropshire, TF6 5EN

- Detached single storey industrial unit extending to 12,717 sq ft (1,182 sq m)
- Plus adjoining portacabin offices and canteen 1,082 sq ft (100 sq m)
- Small enclosed rear yard, fully secured with gated access
- On site car parking

# Unit 5 Duncote Mill

## Walcot, Telford

### LOCATION

The property is located in the small village of Walcot, approximately 5 miles west of central Telford and 7 miles east of Shrewsbury town centre. The village lies adjacent to the B4393 with easy access onto the M54 motorway at Junction 7.

The property itself is situated in a rural location, predominantly surrounded by open countryside. The site fronts onto the B4393 and adjoins a railway line to the rear.

Nearby commercial users include Hi-Tech Access Covers Limited and Haven Conveyors & Handling Systems Limited.

### DESCRIPTION

The property comprises a detached single storey industrial facility forming part of a small complex of industrial units at Duncote Mill. The demise includes a secure fenced yard to the rear with gated access.

The building provides a large open plan warehouse with an eaves height of approximately 3.2m to a ridge of 6m, incorporating WC facilities to the rear. There are three portacabins adjoining the unit to the rear, two of which provide office accommodation, with the third currently utilised as a staff canteen/break-out area.

The main unit is of steel portal frame construction with a concrete floor and brickwork elevations clad with a mixture of steel sheeting and cement board panels. The roof is clad with cement boarding interspersed with translucent roof sheets. Vehicular access is afforded via a steel roller shutter door to the rear elevation. There is also a separate pedestrian access.

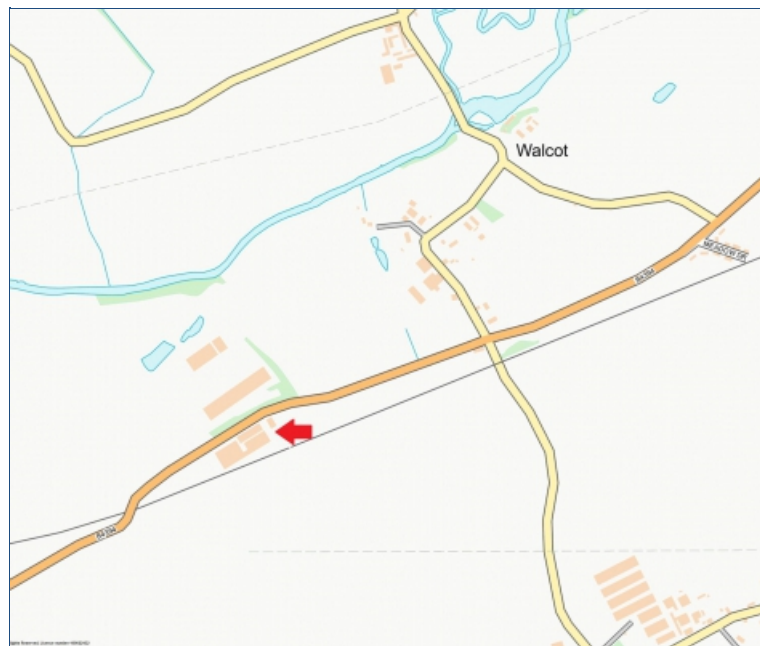
The warehouse benefits from a mixture of sodium and fluorescent strip lighting and some LED lighting. It is heated with with oil fired warm air blowers.

### ACCOMMODATION

<b>Warehouse Gross Internal Area</b>	<b>12,717 sq ft</b>	<b>1,182 sq m</b>
Portacabin offices and canteen	1,083 sq ft	100 sq m
<b>Site Area</b>	<b>0.568 ac</b>	<b>0.23 ha</b>

### PLANNING

We understand the property has planning permission for uses within Class B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).



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### TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

### RENT

Rent upon application.

### SERVICES

We understand that electricity is metered from the landlord's supply. Water is also connected via the landlord's supply, together with septic tank drainage, which is recharged to the tenant. We are advised that the current apportioned cost of water and drainage is £475 per annum. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries. See 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 2017 rating list is £37,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(78).

### 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.

### 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](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/2117



Printcode: 2021105

### 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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