



## Unit C4, Castle Trading Estate, Priorslee Telford, Shropshire, TF2 9NP

- Terraced workshop unit extending to approximately 1,831 sq ft (170 sq m)
- Plus mezzanine floor 869 sq ft (81 sq m)
- Internal single storey office accommodation, kitchen and WC facilities
- Secure yard to the front and adjoining lean-to storage compound

# Unit C4

## Castle Trading Estate

### LOCATION

The property is situated on Castle Trading Estate, approximately 1 mile south of Telford Town Centre. Telford is the major commercial and industrial centre of Shropshire and lies just off the M54 motorway approximately 15 miles from Junction 10a of the M6, giving access to the national motorway network, 18 miles from Wolverhampton and 35 miles from Birmingham city centre.

Castle Trading Estate is an established industrial estate accommodating a number of small commercial enterprises including light assembly, vehicle repairs and workshops. It is located just off the former A518 adjacent to the Central Park business park, which incorporates circa 250,000 square feet of office space.

Access to the unit is via Holyhead Road and an estate road.

### DESCRIPTION

The property comprises an end terraced industrial unit providing workshop space with internal single storey office accommodation, lean-to storage compound and secure yard.

The workshop is accessed via a single roller shutter door to the front of the building and benefits from a concrete floor, overhead fluorescent strip lighting and gas fired warm air blower. It also incorporates a mezzanine floor.

The offices are positioned to the front of the unit and include ladies and gent's WC facilities and a small fitted kitchen. They are built to a good specification including suspended ceilings throughout with Cat II motion sensor lighting, perimeter ducting, laminate flooring, gas fired central heating, and electrically operated security shutters to the windows.

Adjoining the unit to the rear is a substantial lean-to structure providing covered storage. There is an enclosed yard to the front, which is fully secured by fencing with a gated access.

### ACCOMMODATION

Workshop	1,224 sq ft	114 sq m
Offices	607 sq ft	56 sq m
<b>Gross Internal Area</b>	<b>1,831 sq ft</b>	<b>170 sq m</b>
Plus mezzanine floor	869 sq ft	81 sq m
Lean-to store	731 sq ft	68 sq m



**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.



### SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties are advised to make their own enquiries.

### PLANNING

We understand the property has planning permission for Class B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005) as amended. However, interested parties should make their own enquiries in this regard.

### TENURE

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

### RENT

The quoting rent £12,500 per annum exclusive.

### SERVICE CHARGE

There is a service charge levied for the upkeep of the common areas of the estate. Further details available 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 2017 rating list is £7,700.

### 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: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk) Ref: AGS/3832



Printcode: 2022621

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)