

REFURBISHED INDUSTRIAL PREMISES



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

- Newly refurbished, detached warehouse extending to 20,000 sq ft (1,858 sq m)
- Integral single storey offices with staff canteen and WC facilities
- Self-contained site with secure rear yard and 15 demised car parking spaces
- Established business location on popular industrial estate
- 600 amp power supply available

Unit G

Tweeddale South, Telford

LOCATION

Telford is located approximately 15 miles from Junction 10 of the M5, with the M54/M6 link providing easy access to the national motorway network. Wolverhampton is some 18 miles to the southeast and the county town of Shrewsbury being 15 miles to the west via the M54 and A5 trunk road.

Tweeddale lies on the south eastern edge of Telford and is one of the town's most established industrial estates. It is accessed via the A442 Queensway dual carriageway, Telford's main north/south distributor road, which also affords access onto the M54 motorway at Junctions 4 and 5 approximately 3 miles to the north.

The property itself forms part of a block of similar units within a larger development at Tweeddale South. The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

DESCRIPTION

The property comprises a modern detached industrial unit with single storey office block to the front on a self-contained site complete with demised car parking and secure yard. The property is currently being refurbished by the landlord to a high specification, including external landscaping.

The warehouse is of steel frame construction with profile steel elevations beneath a pitched roof and has a minimum eaves height of approximately 5.5m with two roller shutter access doors to the rear elevation. It benefits from a concrete floor and LED lighting throughout.

The integral, single storey offices are positioned to the front of the unit and include a staff canteen and WC facilities.

Externally, the unit benefits from a secure enclosed yard to the rear with gated access and demised car parking for 15 vehicles to the front of the building, as well as shared use of the adjoining communal car park.

ACCOMMODATION

Gross Internal Area	20,000 sq ft	1,858 sq m
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PLANNING

We understand the property has full planning permission for Class B2 and B8 uses under the Town & Country Planning (Use Classes Order) 1987 (as amended). Interested parties should make their own enquiries in this regard.



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TENURE

Leasehold: The unit is available to let based on a new FRI lease on terms to be agreed.

RENT

The quoting rent is £160,000 per annum exclusive.

SERVICES

We understand that mains electricity (600 amp power supply) and water are connected to the property at present; and mains gas may be available. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

SERVICE CHARGE

A service charge will be levied by the landlord for the repair and maintenance of the communal areas of the estate. Further details upon request from the letting agent.

BUSINESS RATES

The unit will be re-assessed for business rates upon completion of the refurbishment works.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be commissioned upon completion of the refurbishment works and made available to interested parties.

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 this matter. lease.

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

Ref: AGS/3580



Printcode: 2025224

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

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