



## Unit 3-5, Hilltop Farm, Ketley, Telford Shropshire, TF1 5HW

- End-terrace industrial unit extending to approximately 1,312 sq ft (121 sq m)
- Providing workshop with vehicle inspection pit and small kitchen area
- Shared service yard immediate to the front of the unit
- Centrally located with good road links

# Unit 3-5

## Hilltop Farm, Ketley

### LOCATION

The property is located in Ketley, a busy suburb of Telford in the borough of Telford & Wrekin. Ketley lies adjacent to the former A5 between the towns of Wellington and Oakengates and is within half a mile of Junction 6 of the M54 motorway, providing convenient access to the national motorway network via the A518. Telford Town Centre is approximately two miles distant.

The property itself is situated in a mixed residential and commercial area approached via Waterloo Road, which also affords access to Ketley Business Park a short distance away and the Shropshire Star newspaper headquarters building.

### DESCRIPTION

The property comprises a single storey end-terrace industrial unit of steel portal frame construction with roller shutter access to the front. It provides a workshop/warehouse complete with vehicle inspection pit and small kitchen area. The unit benefits from a concrete floor throughout and sodium drop lighting.

Shared WC facilities are available on site.

Outside there is a shared yard to the front of the property for loading/unloading and car parking.

### ACCOMMODATION

**Gross Internal Area** 1,888 sq ft 175.3 sq m

### SERVICES

We understand that mains water and electricity are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### TENURE

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



### RENT

The quoting rent is £9,500 per annum exclusive.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £7,400.

### ENERGY PERFORMANCE CERTIFICATE

To be assessed.

### 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 connection with this matter.

### 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/3378



Printcode: 2017815

### What's this?

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