

ANDREW DIXON
& COMPANY

TO LET

Chartered Surveyors &
Commercial Property Consultants

INDUSTRIAL PREMISES



Former BBR Premises, King Street Industrial Estate, Duke Street, Broseley, Shropshire, TF12 5LT

- Industrial workshop premises extending to 4,461 sq ft (414.45 sq m)
- Incorporating ground and first floor/mezzanine office accommodation
- Accommodation has recently been refurbished
- Yard space to the front and side, with roller shutter access.

Tel: 01952 521000
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

Former BBR Premises

Broseley

LOCATION

The property is located in the small town of Broseley in Shropshire. Broseley lies on the southern side of Ironbridge Gorge (now a World Heritage Site), approximately 1 mile from Telford New Town and 6 miles from Bridgnorth. The River Severn flows to the north and east of the town.

The property itself is situated in a largely built up residential area close to the junction of King Street and Duke Street, with all local amenities available nearby.

DESCRIPTION

The property comprises a single storey industrial building, which has recently been refurbished to provide workshop accommodation incorporating ground floor and mezzanine offices, together with a yard to the front and side. The yard areas are surfaced with a mixture of concrete and tarmac.

Construction is based on a concrete frame providing clearspan workshop space with a minimum eaves height of circa 4.1m, having roller shutter access onto the front yard and windows to the front and rear elevations. Internally, the workshop benefits from a concrete floor with sodium and fluorescent lighting throughout. There is also a works canteen and WC facilities.

The offices are arranged to the front of the unit and have a separate entrance to the workshop, leading to a ground floor reception area and works office. A mezzanine level provides a number of first floor offices. The offices benefit from suspended ceilings incorporating fluorescent lighting units throughout.

ACCOMMODATION

Workshop (including ground floor office)	3,588 sq ft	333.34 sq m
Canteen	118 sq ft	11.00 sq m
Mezzanine offices	755 sq ft	70.11 sq m
WC facilities		
Total Gross Internal Area	4,461 sq ft	414.45 sq m

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: 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.



PLANNING

We understand the property has planning permission for uses within Class B1, B2, 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 with the letting agent.

RENT

The quoting rent is £11,000 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 (2017 Rating List), the property currently forms part of a larger assessment and will need to be re-assessed separately. Interested parties should make their own enquiries in this regard.

ENERGY PERFORMANCE CERTIFICATE

To be assessed - please contact the agent for further details.

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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3135



Printcode: 201828

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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