

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES



Unit V, Court Works Industrial Estate

Bridgnorth Road, Madeley, Telford, TF7 4JB

- Mid-terraced industrial unit extending to 2,986 sq ft (277 sq m) GIA
- Warehouse has an eaves height of approximately 16 ft
- Accommodation includes a partitioned office and WC facilities
- Popular industrial estate in established industrial location

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Unit V, Court Works Industrial Estate

LOCATION

The property is located in the Tweedale area of south Telford, approximately one mile from Madeley district centre and three miles from Telford town centre. Tweedale is one of Telford's most established industrial areas.

Court Works Industrial Estate lies in close proximity to the Court 2000 development and backs onto a wooded area, being accessed over a private road via Bridgnorth Road.

DESCRIPTION

The property comprises a mid-terraced industrial unit in an established industrial location. Construction is based on a steel frame with profile metal clad walls.

The accommodation provides warehouse/workshop space with an internal partitioned office and WC facilities.

The warehouse has a minimum eaves height of approximately 16ft and benefits from sodium drop lighting throughout. Access is via double doors to the front of the unit.

ACCOMMODATION

Warehouse

Office and WC

Gross Internal Area

2,986 sq ft

277 sq m

SERVICES

We understand that mains electricity and water 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.

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).

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.



TENURE

The property is available to let based on a new full repairing and insuring lease on terms to be agreed - please contact the agent for further details.

RENT

Lease terms offered based on a rent of £10,000 per annum exclusive.

BUSINESS RATES

According to the Valuation Office Agency website, the property currently has a rateable value of £10,750 (2017 estimate). Interested parties are advised to make their own enquiries in this regard.

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

Ref: AGS/2447



Printcode: 2015105

What's this?

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