

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

COMMERCIAL BUILDING & YARD



Former Metal & Waste House, Lightmoor Road
Little Dawley, Telford, Shropshire, TF4 3QN

- Secure commercial/industrial site extending to circa 3.9 ac (1.58 ha)
- Detached industrial unit with two-storey offices 4,321 sq ft (401 sq m)
- Extensive concrete yard/open storage space and on site car parking
- Former metal recycling facility but suitable for other industrial uses

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Metal & Waste House

Lightmoor Road, Telford

LOCATION

The property occupies a semi-rural location off Lightmoor Road on the outskirts of the small town of Dawley. The site lies just off the A442 providing access to Telford Town Centre and Junction 4 of the M54 approximately 4 miles distant. There is some residential development to the rear and nearby commercial occupiers include RHP Transport.

DESCRIPTION

The property comprises a secure site of circa 3.9 acres providing a substantial former metal recycling facility incorporating a modern detached industrial unit and two-storey office accommodation, extensive yard/open storage space and on site car parking.

To the southeast of the site is a detached single storey warehouse of portal frame construction with a concrete floor and steel profile cladding to the elevations and roof, having Perspex roof lights. Vehicular access is afforded via two full height roller shutter doors on the front elevation and a further roller shutter door to the side, which also incorporates a canopy and loading bay. Internally, the warehouse has sodium lighting throughout and benefits from integral two-storey blockwork offices including kitchen, WC and shower facilities.

Adjoining the warehouse to the eastern elevation is a two-storey office block providing a sales counter and general offices on the ground floor with further offices and a staff rest room on the first floor. The offices benefit from modern flush ceilings lights throughout.

Externally, the perimeter of the site is secured by steel palisade fencing with a gated access to the front. It provides extensive yard and open storage space, which is predominantly concreted and includes a car parking area upon entrance to the site. There is also a weigh-bridge.

ACCOMMODATION

Ground floor warehouse and offices	3,707 sq ft	344 sq m
First floor offices	614 sq ft	57 sq m
Total Gross Internal Area	4,321 sq ft	401 sq m
Site Area	3.9 ac	1.58 ha



SERVICES (NOT CHECKED OR TESTED)

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

PLANNING

We understand the property has planning permission for a Sui Generis use (car dismantling and scrap storage) under the Town & Country Planning Act 1987 (Use Class Order 2005). It currently benefits from a registered licence for a scrap yard and metal recycling facility (Licence No SMS003), although is suitable for a variety of alternative industrial uses subject to planning permission.

TENURE & RENT

Leasehold: The property is available to rent based on a sublease for a term to be agreed. Passing rent upon application - please contact the agent for further details.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2010 rating list is £52,000.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of F(149).

VAT

All figures quoted herein 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

Ref: AGS/3331



Printcode: 2016420

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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