

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES



Former M & P Supplies Premises

Cemetery Road, Dawley, Telford, TF4 2BS

- Stand-alone warehouse premises with attached two-storey office block
- Extending to approximately 6,170 sq ft with mezzanine store of 1,931 sq ft
- Secure site of circa 0.5 acres including expansion land
- Substantial surfaced yard for car parking or open storage use

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M & P Supplies

Cemetery Road, Dawley

LOCATION

The property is located in Dawley Bank, which lies approximately half a mile from Dawley district centre, one mile from Telford town centre, and one mile from Junctions 5 and 6 of the M54 motorway. Dawley is one of the original market towns that now form the new town of Telford and falls within the unitary authority of Telford & Wrekin.

The property itself is situated in a mixed residential and industrial area along Cemetery Road. It adjoins the Local Authority owned Dawley Bank Industrial Estate and is opposite local housing, in close proximity to the new Lawley Village development.

DESCRIPTION

The property comprises a detached, single storey industrial unit, which was built in circa 2000 and provides warehousing and storage accommodation with attached two-storey office block on a secure, self-contained site.

The warehouse extends to approximately 3,583 square feet with an additional mezzanine area of 1,931 square feet, which offers first floor storage space.

The two-storey office block is currently utilised mainly for storage purposes. The ground floor incorporates a trade counter with a number of storerooms, kitchen and WC facilities. On the first floor is a large open plan storage area with a further partitioned section providing four offices/storerooms.

Outside, there is a tarmac car park to the front and side of the building providing parking for approximately 30 vehicles. There is also an area of expansion land.

ACCOMMODATION

Two-storey office block	2,587 sq ft
Warehouse (ground floor)	3,583 sq ft
Mezzanine storage (first floor)	1,931 sq ft
Total area excluding mezzanine	6,170 sq ft
Total area including mezzanine	8,101 sq ft
Site Area	0.5 ac



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.

RENT

The quoting rent is £30,000 per annum exclusive.

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of E(115).

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.

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/3324



Printcode: 2017324

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.

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.

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