ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

# TO LET

### **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 tarmacadam.

Construction is based on a 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.

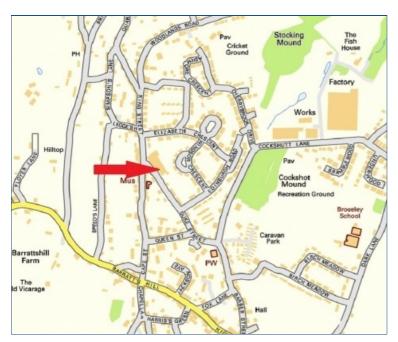
The offices are arranged to the front of the unit and have a separate entrance to the workshop, leading to a ground floor reception area and works office. A mezzanine level provides a number of first floor offices. The offices benefit from suspended ceilings incorporating fluorescent lighting units throughout.

#### ACCOMMODATION

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





#### 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.

#### VEWNG

Strictly by prior appointment with the Agent's Telford office: Contact: Nathan Fern Direct Line: 01952 521004 Mobile: 07957 828 569 Email: <u>nathan@andrew-dixon.co.uk</u>

Ref: BNF/3135



#### 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.

Printcode: 201828

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