



## Unit B, King Street Industrial Estate

### Duke Street, Broseley, Shropshire, TF12 5NA

- Terraced workshop unit extending to approximately 1,218 sq ft (113.24 sq m)
- Roller shutter access and 3-Phase power supply
- Situated on a small industrial estate
- On site car parking available to the front of the unit

# Unit B, King Street 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 one mile from Telford New Town and six miles from Bridgnorth. The River Sever 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, mid-terraced industrial unit of blockwork construction with a rendered outer brick skin beneath a flat felt roof. It has uPVC double glazed windows and pedestrian doors and roller shutter access to the front with a dock level step.

Internally, the accommodation is currently arranged to provide an open plan workshop with WC facilities. It benefits from LED lighting and a painted concrete floor throughout.

Outside, car parking is available to the front of the unit.

## ACCOMMODATION

Workshop GIA 1,218 sq ft 113.24 sq m

## SERVICES

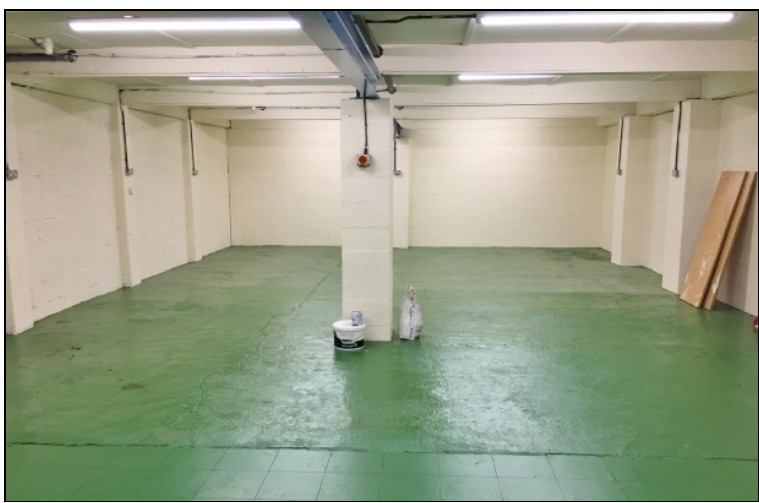
We understand that mains water, drainage and 3-Phase electricity are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## PLANNING

We understand that the property has planning permission for uses within Class B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND  
Tel: 0345 678 9003



## RENT

The quoting rent is £5,500 per annum exclusive.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND - Tel: 0345 678 9003.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 Rating List is £4,450.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(66).

## 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](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3135



Printcode: 2019110

## 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://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](mailto:enquiries@andrew-dixon.co.uk)