



## Units at Howle Manor Business Park, Howle Near Newport, Shropshire, TF10 8AY

- Range of light industrial and office units from 426 to 920 sq ft (39.60 to 85.50 sq m)
- Units can be taken individually or combined to provide a larger floor area
- Rural location within half a mile of the A41 Chester Road
- Allocated on site car parking
- AVAILABLE FOR OCCUPATION APRIL 2019

# Howle Manor Estate

## Newport, Shropshire

### LOCATION

Howle Manor Business Park is located in the small Hamlet of Howle, approximately 4.5 miles northwest of Newport in Shropshire. Howle lies within 0.5 miles of the A41 trunk road, which provides road links to the M54 motorway and Wolverhampton to the south, and Chester to the north. The M6 motorway is only 15 miles to the east at Stafford.

The immediate surrounding area is rural and the units are set within a quiet farmyard, which is being redeveloped to provide a number of light industrial and office units with service yard/car parking.

### DESCRIPTION

The property comprises former barns associated with Howle Manor Farm, which are being redeveloped to offer a number of small commercial units suitable for light industrial and office use. The units are arranged in a L-shaped configuration, being of solid brick construction beneath a pitched roof and offer double height accommodation with character features.

The industrial units are being refurbished to a basic specification including a roller shutter access door and can be taken individually or combined. Further works can be undertaken upon request. Offices will be refurbished to a higher standard to suit the occupier. There is also an option for a two-storey office premises similar to the existing farm office opposite the development.

Outside, there is a communal WC on site but private facilities may be installed within each unit as required. A car parking space(s) within the yard area will be allocated to each unit.

### ACCOMMODATION

<b>Unit 1</b>	533 sq ft	49.58 sq m	<b>Unit 7</b>	555 sq ft	51.59 sq m
<b>Unit 2</b>	475 sq ft	44.22 sq m	<b>Unit A</b>	426 sq ft	39.60 sq m
<b>Unit 3</b>	475 sq ft	44.22 sq m	<b>Unit B</b>	426 sq ft	39.60 sq m
<b>Unit 4</b>	475 sq ft	44.22 sq m	<b>Unit C</b>	313 sq ft	29.10 sq m
<b>Unit 5</b>	468 sq ft	43.55 sq m	<b>Unit D</b>	435 sq ft	40.47 sq m
<b>Unit 6</b>	475 sq ft	44.22 sq m	<b>Unit E</b>	920 sq ft	85.50 sq m

### SERVICES (NOT CHECKED OR TESTED)

We understand that mains electricity, water and drainage are available or connected to the site.



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### PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### TENURE

Leasehold: The units are available to let on terms to be agreed. Units can be taken individually or combined as per requirements.

### RENT

Rent upon application.

### LOCAL AUTHORITY

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

### BUSINESS RATES

To be assessed upon completion of the redevelopment works.

### ENERGY PERFORMANCE CERTIFICATE

Each demise will undergo an EPC assessment upon completion of the works. Details to be supplied by the letting agent.

### 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/3502



Printcode: 2019222

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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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