



Commercial Yard at Canongate, Oakengates Telford, Shropshire, TF2 9HT

- Commercial yard extending to approximately 0.25 acres (0.16 hectares)
- Suitable for external storage purposes
- Securely fenced with a gated access point to the front
- Centrally located with close links to the A442 and M54 motorway (J4 & J5)

Yard at Canongate Oakengates, Telford

LOCATION

Oakengates is a busy district centre, located centrally within the new town of Telford. It enjoys good road links, being within half a mile of the A442 Queensway, Telford's main north/south distributor road, and one and a half miles north of Telford Town Centre and Junctions 5 and 6 of the M54 motorway.

The property itself is located on the edge of Oakengates town centre, at the base of Station Hill and opposite the local Police Station. It immediately adjoins the Cemex Readymix site and is a short distance from the Greyhound roundabout.

DESCRIPTION

The property comprises an open yard extending to approximately 0.25 acres (0.16 hectares), which essentially comprises of rough ground with some stoned and concreted areas.

The site is securely fenced to the front and sides, with mature hedgerows along the boundaries. There is a gated access point to the front.

The yard is approached via a shared access road directly off the Silkin Way, which leads to the Cemex Readymix site.

SITE AREA

Total Site Area	0.25 ac	(0.16 ha)
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SERVICES

We understand that there are no mains services currently connected to the site. However, it should be noted that we have not checked the position and recommend that interested parties make their own enquiries in this regard.

PLANNING

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

LOCAL AUTHORITY

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



TENURE

Leasehold: The property is available to let based on a new lease on terms to be negotiated.

RENT

The quoting rent is £7,250.00 per annum exclusive.

SERVICE CHARGE

We understand a service charge is levied by the landlord for the repair and maintenance of the communal entrance to the site.

BUSINESS RATES

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

ENERGY PERFORMANCE CERTIFICATE

Not applicable as there are no buildings on site.

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: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3514



Printcode: 2019417

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