



Unit K, Tweeddale South Industrial Estate Madeley, Telford, Shropshire, TF7 4JR

- Newly refurbished, detached industrial unit of 12,000 sq ft (1,115 sq m) GIA
- Incorporating single storey office accommodation to the front
- Plus mezzanine store/industrial area of 1,750 sq ft (163 sq m)
- Total site area of 0.5 ac including a secure concrete yard to the rear
- Additional yard area of circa 0.5 ac (adjoining) available if required

Unit K, Tweedale Madeley, Telford

LOCATION

The property is located on Tweedale South Industrial Estate in Madeley on the south eastern edge of Telford. Tweedale lies approximately one mile from Madeley district centre and is accessed via the A442 Queensway dual carriageway, which also affords access to the M54 motorway and Telford Town Centre approximately three miles to the north.

The immediate surrounding area is predominantly industrial, being home to a number of indigenous engineering and manufacturing concerns.

DESCRIPTION

The property comprises a detached, newly refurbished industrial unit providing double bay warehouse accommodation with integral single storey offices and mezzanine area, complemented by a secure yard to the rear. The refurbishment works are almost complete.

The offices are positioned to the front of the unit and are complemented by WC facilities, with access via a pedestrian door to the front elevation.

The warehouse is arranged in two bays with a minimum eaves height of approximately 5.4m and includes a mezzanine area, which extends over the ground floor offices. It benefits from vehicular roller shutter access on the rear elevation.

Outside, there is an enclosed, concrete surfaced yard to the rear of the unit with gated access offering secure storage and car parking. The total site area is approximately 0.5 acres.

An additional concrete yard of circa 0.5 acres, adjoining the site to the rear, is also available by separate negotiation and can be incorporated within the demise.

ACCOMMODATION

Warehouse and ground floor offices GIA	12,000 sq ft	1,115 sq m
Plus mezzanine	1,750 sq ft	163 sq m

Total site area including secure yard	0.5 ac
(Additional yard available if required)	(0.5 ac)

PLANNING

We understand that the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).



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SERVICES

We understand that mains electricity and water are currently connected to the property. A gas supply may be available but the position will need to be verified by the landlord. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £75,000 per annum exclusive (excluding the additional yard area).

LOCAL AUTHORITY

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

BUSINESS RATES

To be re-assessed upon completion of refurbishment works.

ENERGY PERFORMANCE CERTIFICATE

To be obtained upon completion of the refurbishment works.

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/3580



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: 202034

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