



Former J A Harris Premises, Old Park Works Baptist Avenue, Overdale, Telford, TF4 2BN

- Detached manufacturing works extending to 40,782 sq ft (3,789 sq m)
- Multi-bay production facility with attached two-storey office block
- Total site area of 2.73 ac (1.11 ha) including yard and car parking
- Located on outskirts of Telford Town Centre within 1 mile of M54 (J5)

J A Harris Premises

Old Park Works, Telford

LOCATION

The property is situated in the district of Overdale in Telford, which lies just off the Old Park roundabout near to Dawley Bank, and approximately 0.5 miles west of Telford Town Centre and 1 mile from Junction 5 of the M54 motorway.

The property itself is situated on Baptist Avenue, just off the B4373 Dawley Green Way, opposite Thomas Telford School and in close proximity to Telford Forge Retail Park. The immediate surrounding area is mixed use including residential settlements and small commercial estates in Dawley Bank.

DESCRIPTION

The property comprises a substantial manufacturing/engineering works dating from around the 1950's, which has been extended over the years to provide a multi-bay manufacturing facility with two-storey office block to the front and ancillary stores and workshops.

The main production area is arranged over five bays, with two further bays currently utilised as warehousing, and includes central works offices and testing area, which are accessed off the main reception area to the front of the building. It also incorporates a works toilet block, attached external stores, lean-to workshops and additional storage areas. The production facility benefits from three roller shutter access points, a concrete floor throughout, a mixture of LED and fluorescent lighting and oil fired warm air blowers.

The main two-storey offices are arranged to provide a canteen and toilet block on the ground floor and several offices at first floor level. The offices are heated by electric heaters.

Outside, the building sits on a total site area of circa 2.73 acres (1.11 hectares) incorporating a car park to the front and a surfaced yard to the side and rear of the unit.

ACCOMMODATION

Production Area	33,123 sq ft	3,077.53 sq m
Works Offices	2,336 sq ft	217.00 sq m
External Stores	2,076 sq ft	192.92 sq m
Workshops	833 sq ft	77.40 sq m
Additional Stores	541 sq ft	50.22 sq m
Ground Floor Offices	1,087 sq ft	101.00 sq m
First Floor Offices	794 sq ft	7300 sq m
Gross Internal Area	40,782 sq ft	3,789.07 sq m



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SERVICES

We understand that all mains services, with the exception of mains gas, 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 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

Price upon application.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £69,500.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed - EPC will be available shortly.

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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3578



Printcode: 2020713

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.

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