



## Former SITA Premises, Grange Lane, Redhill Telford, Shropshire, TF2 9PB

- Detached single storey office building extending to 1,194 sq ft (111 sq m)
- Total site area circa 0.95 ac (0.38 ha) currently laid to lawn
- Including tarmacadam car park with 14 car parking spaces
- Secure, self-contained site with gated access

# Former SITA Premises

## Grange Lane, Telford

### LOCATION

The property is situated in Redhill on the eastern fringe of Telford, approximately 2.5 miles northeast of Telford Town Centre and 1.5 miles from Junction 4 of the M54 motorway. The property lies just off Grange Lane, approximately 0.5 miles north of its junction with the A5.

Telford is the major commercial and industrial centre of Shropshire and straddles the M54 motorway approximately 15 miles from Junction 10a of the M6, which in turn gives access to the national motorway network. The county town of Shrewsbury is approximately 15 miles distant via the M54 and A5 trunk road, and Wolverhampton is approximately 18 miles to the east.

### DESCRIPTION

The property comprises a detached, temporary-style office building, which is arranged to provide several individual ground floor offices complete with reception area, meeting room, kitchen and WC facilities.

The offices benefit from fluorescent lighting, carpeted floors and electric panel heaters.

The office building is sited within a securely fenced and gated site extending to approximately 0.95 acres (0.38 hectares), which is currently laid to lawn, although there is a tarmac car park to the front of the building with parking space for circa 14 vehicles.

### ACCOMMODATION

Gross Internal Area                      1, 194 sq ft                      (111 sq m)

### SERVICES

We understand that mains water and electricity are available and/or connected to the site, together with septic tank drainage. It should be noted, however, 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 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).



### TENURE

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

### RENT

The quoting rent is £12,000 per annum exclusive.

### LOCAL AUTHORITY

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

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority in this regard.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request from 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)

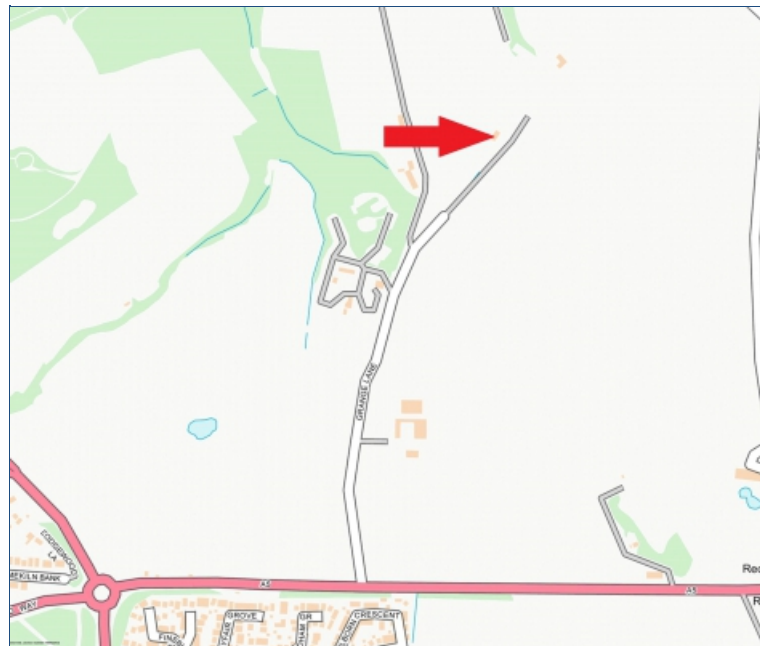
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