



## Units 400 and 401, Queensway Business Park Telford, Shropshire, TF1 7UL

- Modern industrial units from 5,457 sq ft (570 sq m) to 12,238 sq ft (1,200 sq m)
- Can be taken as a whole or as two separate units
- Demised on site car parking
- Located in an established industrial location in Telford

# Units 400 & 401

## Queensway, Telford

### LOCATION

The property is located on Queensway Business Park in Telford, a modern commercial development which was carried out by St Modwen Plc in circa 2009.

Queensway Business Park lies just off the A442 on the northern fringe of Telford, close to Hortonwood industrial estate. Telford Town Centre and Junction 5 of the M54 motorway are approximately 4 miles to the south.

### DESCRIPTION

The property comprises two adjoining single storey industrial units, which can be taken individually or as a whole.

Construction is based on a steel portal frame with brick and profile metal clad elevations. The units have power floated concrete floors and a minimum eaves height of approximately 5m (6m to haunch).

The units are currently finished to a shell specification, including disabled WC facilities, in readiness for a tenant fit-out.

Each unit will have demised on-site car parking.

### ACCOMMODATION

Unit 400	5,457 sq ft	570 sq m
Unit 401	6,781 sq ft	630 sq m
<b>Total Gross Internal Area</b>	<b>12,238 sq ft</b>	<b>1,200 sq m</b>

### SERVICES

We understand that all mains services 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 originally had planning permission for uses within Class B1(b,c), B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005) and has most recently been utilised as a data centre/offices/stores. Interested parties are advised to make their own enquiries in this regard.

### TENURE

Leasehold: The units are available to let, either together or separately, based on a new full repairing and insuring lease on terms to be agreed.



**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### RENT

The quoting rent for each unit is:

Unit 400	£36,000 per annum
Unit 401	£44,000 per annum

### SERVICE CHARGE

We understand there is a service charge payable for the upkeep of the communal areas of the estate. Further details 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 whole property in the 2017 rating list is £48,750. Obviously this will need to be re-assessed if the units are taken separately.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned by the landlord and 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 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](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3686



Printcode: 2021312

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)