



Units 1 & 2, Duncote Mill, Walcot Wellington, Telford, Shropshire, TF6 5EN

- End terraced industrial unit extending to 4,916 sq ft (456.81 sq m)
- Including mezzanine purpose-built offices of 848 sq ft (78.81 sq m)
- Warehouse minimum eaves height of 6 metres
- On site car parking for 8 vehicles and loading/unloading area
- Available from March 2022

Units 1 & 2, Duncote Mill Walcot, Telford

LOCATION

The property is located in the small village of Walcot, approximately 5 miles west of central Telford and 7 miles east of Shrewsbury town centre. The village lies adjacent to the B4393 with easy access onto the M54 motorway at Junction 7.

The property itself is situated in a rural location, predominantly surrounded by open countryside. The site fronts onto the B4393 and adjoins a railway line to the rear.

Nearby commercial users include Hi-Tech Access Covers Limited and Haven Conveyors & Handling Systems Limited.

DESCRIPTION

The property comprises an end-terraced industrial unit forming part of a block of four similar units at Duncote Mill. There is a concrete apron to the front of the unit providing loading/unloading facilities and demised car parking for 8 vehicles.

The building offers a clear span warehouse/workshop facility incorporating a ground floor reception area and WC facilities, complete with mezzanine level providing integral purpose-built offices. The accommodation benefits from a mixture of sodium and LED drop lighting and a 3-phase power supply.

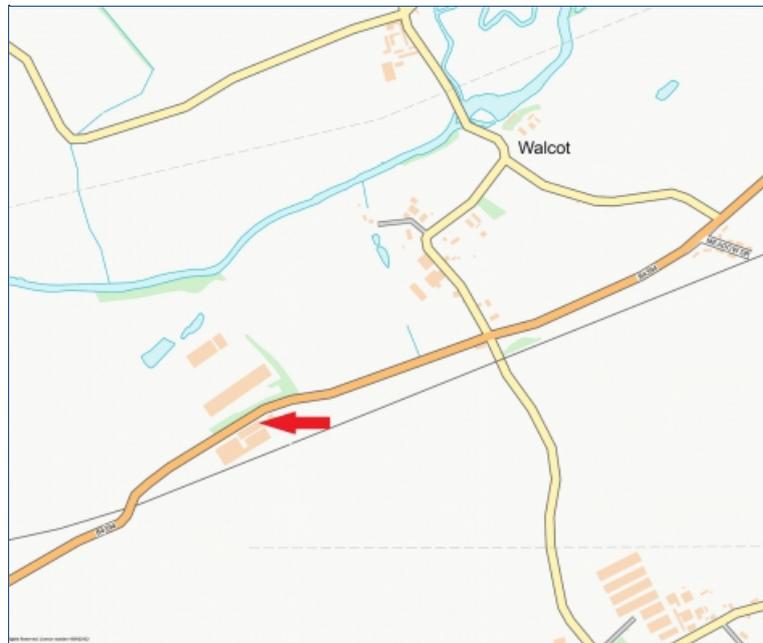
Construction is based on a steel portal frame design with a power floated, concrete floor and steel profile sheet cladding. The unit is surmounted by an insulated, steel profile sheet roof incorporating translucent roof lights and benefits from two electrically operated roller shutter doors (4m x 4.5m high), which afford access into the building from the front loading area. There is also a separate pedestrian access.

ACCOMMODATION

Ground floor warehouse	4,068 sq ft	378 sq m
Mezzanine offices	848 sq ft	79 sq m
Total Gross Internal Area	4,916 sq ft	456.81 sq m
Car Parking	8 demised spaces	

PLANNING

We understand that the property has planning permission for uses within Class B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).



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TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease from March 2022. For further details please contact the agent.

RENT

Rent upon application.

SERVICES

We understand that electricity is metered from the landlord's supply. Water is also connected via the landlord's supply, together with septic tank drainage, which is recharged to the tenant. We are advised that the current apportioned cost of water and drainage is £475 per annum. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £14,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(97).

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/2117



Printcode: 2021105

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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