



## **Unit 5C, T54 Business Park, Nedge Hill** **Telford, Shropshire, TF3 3AJ**

- Modern industrial facility extending to 30,369 sq ft (2,822 sq m)
- Plus mezzanine of 2,382 sq ft (221 sq m)
- Self-contained site of 2 ac (0.81 ha) including secure yard and car parking
- Prestigious business park location off A464 dual carriageway
- Situated 1 mile from Junction 4 of M54 motorway

# Unit 5C, T54

## Nedge Hill, Telford

### LOCATION

The property is situated on the prestigious T54 Business Park development in an established commercial area located just off the A464 dual carriageway and within 1 mile of Junction 4 of the M54 motorway, linking into the wider West Midlands motorway network.

Telford Town Centre is within 2 miles of the property, offering extensive amenities.

Surrounding occupiers include Cosma Casting UK, Filtermist Limited, XYZ International Polytec Group and Torus Group.

### DESCRIPTION

The property comprises a modern detached steel portal framed industrial facility providing a substantial warehouse with integral single storey office accommodation, complemented by a secure yard and private car parking.

The warehouse has a minimum eaves height of 8m with two level access loading doors to the side, leading onto the yard area. Internally it is lit by LED drop lights and incorporates a ground floor office to the front with mezzanine floor over.

The building sits on a self-contained site of circa 2 acres (0.81 hectares) including a secure surfaced yard to the front and side providing car parking to the front of the unit, including two marked disabled bays.

### PLANNING

The property currently has planning permission for Class E, B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries with the Local Planning Authority.

### ACCOMMODATION

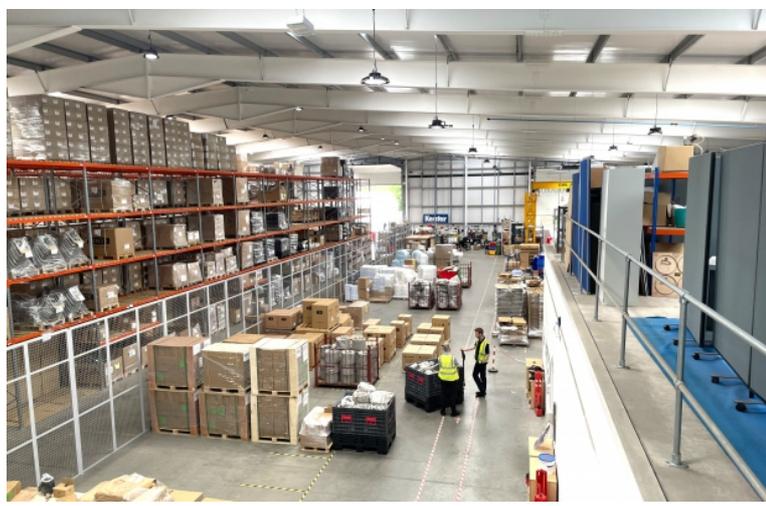
Warehouse	27,987 sq ft	2,600 sq m
Office	2,382 sq ft	221 sq m
<b>Gross Internal Area</b>	<b>30,369 sq ft</b>	<b>2,821 sq m</b>
Plus mezzanine	2,382 sq ft	221 sq m

### SERVICES

We understand that mains water and electricity are 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.



**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.



### TENURE

Leasehold: The property is available to let by way of an assignment of the existing lease or a potential sub-letting.

Alternatively, the landlord may consider granting a new lease direct with a tenant.

### RENT

Rent upon application.

### 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 2023 Rating List is £158,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of A.

### 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](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/4036



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.

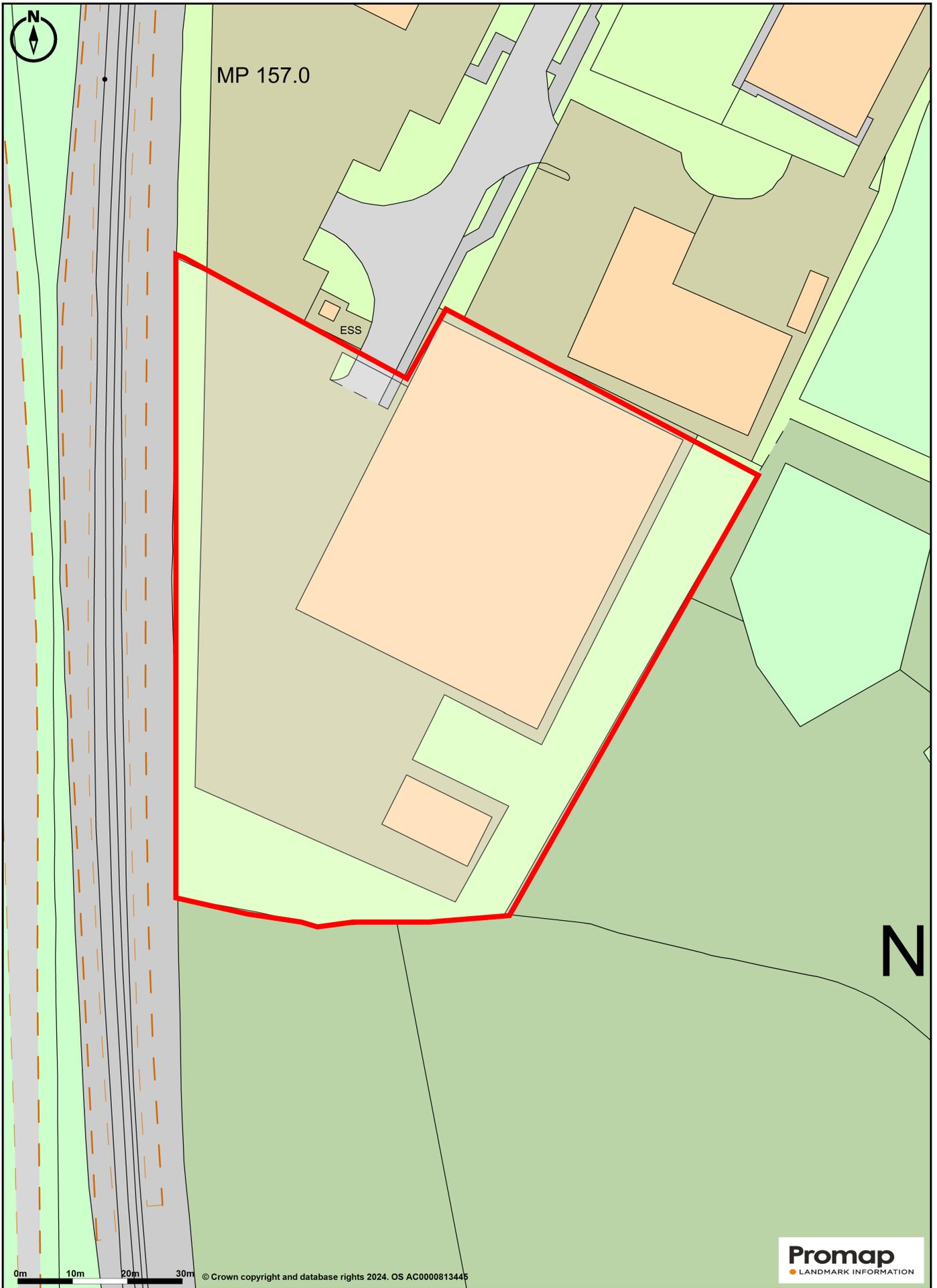
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# SITE PLAN



**Promap**  
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