



## Unit B7, Tweeddale South Industrial Estate, Madeley, Telford, Shropshire, TF7 4JR

- Prominent mid-terraced industrial unit extending to 1,300 sq ft (120 sq m)
- Integral single storey offices including kitchenette and WC
- Small rear compound and shared on-site parking
- Established business location on popular industrial estate in Telford

# Unit B7

## Tweeddale South, Telford

### LOCATION

Telford is located approximately 15 miles from Junction 10 of the M5, with the M54/M6 link providing easy access to the national motorway network. Wolverhampton is some 18 miles to the southeast and the county town of Shrewsbury being 15 miles to the west via the M54 and A5 trunk road.

Tweeddale lies on the south eastern edge of Telford and is one of the town's most established industrial estates. It is accessed via the A442 Queensway dual carriageway, Telford's main north/south distributor road, which also affords access onto the M54 motorway at Junctions 4 and 5 approximately 3 miles to the north.

The property itself forms part of a block of similar units within a larger development at Tweeddale South. Unit B4 enjoys a mid-terrace position within the block. The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

### DESCRIPTION

The property forms part of a terrace of industrial units, providing modern single storey warehouse/workshop space with integral office accommodation, which is complemented by on-site car parking and a secure yard.

The self-contained unit is of steel frame construction with profile steel elevations and access via an up-and-over door to the warehouse/workshop area.

A pedestrian entrance provides access to the internal office, which in turn leads to a kitchenette. There is a separate staff WC.

Outside, the unit benefits from a small enclosed yard to the rear with gated access and shared car parking to the front.

### ACCOMMODATION

Gross Internal Area	1,300 sq ft	120 sq m
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### 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.

### LOCAL AUTHORITY

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



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HISTORIC IMAGE PRIOR TO CURRENT TENANT OCCUPATION

### PLANNING

We have assumed the property has full planning permission for E, B2 and B8 uses under the Town & Country Planning (Use Classes Order) 1987 (as amended). Planning Permission TWC/2022/0843. Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

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

### RENT

Quoting rent £13,200 pax

### SERVICE CHARGE

Details upon request from the letting agent.

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2026 Rating List is £11,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-61.

### 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.

### ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

### VIEWING

Strictly by prior appointment with the Agent's Telford office: Alex Smith

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3580



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.

Printcode: 2026528

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