



Unit A, King Street Industrial Estate Broseley, Shropshire, TF12 5NA

- End terraced, single storey workshop unit extending to 1,202 sq ft (111.68 sq m)
- Incorporating partitioned storage, kitchen and WC facilities
- Roller shutter access and 3-Phase power supply
- Private car parking to the side and rear loading yard/access

Unit A King Street Industrial Est, Broseley

LOCATION

The property is located in Broseley, a small town in Shropshire with a population of approximately 5,095 (2021 Census). The River Severn flows to the north and east of the town. Broseley lies on the southern side of Ironbridge Gorge, now a World Heritage Site, approximately one mile from Telford New Town and six miles from Bridgnorth.

The subject property is situated on a small industrial estate close to the junction of King Street and Duke Street. The immediate area is predominantly residential with local amenities available nearby.

DESCRIPTION

The property comprises a single storey, end of terrace workshop unit currently providing a series of partitioned stores with kitchen area and WC facilities. However, the partitioning could easily be removed to provide open workshop space.

The building is constructed of blockwork with a rendered outer brick skin surmounted by a flat felt roof. It has UPVC double glazed windows throughout with a pedestrian access to the front and roller shutter door to the rear.

Internally the unit benefits from suspended ceilings with hot water points to the kitchen and WC facilities.

Outside there is a concrete loading yard to the rear of the building and a hardstanding area to the side, which offers on site car parking for approximately 3 vehicles.

ACCOMMODATION

Total Gross Internal Area	1,202 sq ft	(111.68 sq m)
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SERVICES

We understand that mains water, drainage and 3-Phase electricity are available or connected to the property. However, it should be noted that we have not tested these services and interested parties are advised to make their own enquiries in this regard.

PLANNING

We understand 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 on terms to be agreed. Please contact the agent for further details.

RENT

Rent upon application.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Shrewsbury, Shropshire, SY2 6ND
Tel: 0345 678 9003.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £5,400.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(86).

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.

ANTI MONEY LAUNDERING

A successful 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:

Contact: Nathan Fern
Direct Line: 01952 521004
Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3115



Printcode: 201547

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
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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