



Civils House, Cemetery Road, Dawley Telford, Shropshire, TF4 2BS

- Detached warehouse premises with integral two-storey office accommodation
- Extending to 6,817 sq ft (634 sq m) with mezzanine 1,114 sq ft (106 sq m)
- Secure surfaced yard extending to 0.45 ac for open storage/car parking
- Self-contained site with a total site area of 0.75 ac

Civils House

Cemetery Road, Dawley

LOCATION

The property is located in Dawley Bank, which lies approximately half a mile from Dawley district centre, one mile from Telford town centre, and one mile from Junctions 5 and 6 of the M54 motorway. Dawley is one of the original market towns that now form the new town of Telford and falls within the unitary authority of Telford & Wrekin.

The property itself is situated in a mixed residential and industrial area along Cemetery Road. It adjoins the Local Authority owned Dawley Bank Industrial Estate and is opposite local housing, in close proximity to the new Lawley Village development.

DESCRIPTION

The property comprises a detached, single storey industrial unit, which was built in circa 2000 and provides warehousing and storage space with integral two-storey office accommodation on a self-contained site including a secure yard/car parking.

The warehouse provides open plan space with a substantial mezzanine area offering additional storage. The two-storey office block provides a mixture of partitioned offices and storerooms, including a formal boardroom, and is completed with kitchen and WC facilities.

Outside, there is a tarmac yard to the front and side of the building for open storage use and/or car parking, with gated access.

ACCOMMODATION

Warehouse	3,454 sq ft	321 sq m
Ground floor offices/stores	1,795 sq ft	167 sq m
First floor offices/boardroom	1,353 sq ft	126 sq m
First floor stores	215 sq ft	20 sq m
Gross Internal Area	6,817 sq ft	634 sq m
Plus mezzanine store (warehouse)	1,114 sq ft	106 sq m

SITE

- The total site area is 0.75 acres
- The yard area is 0.45 acres



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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 tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class E(g) and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The property is available to rent based on a new FRI lease on terms to be agreed.

RENT

The quoting rent is £45,000 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(115).

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

Ref: AGS/3324



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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



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