ANDREW DIXON & COMPANY

TO LET

Chartered Surveyors & Commercial Property Consultants

INDUSTRIAL PREMISES



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

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Civils House Cemetery Road, Dawley

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 twostorey 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.

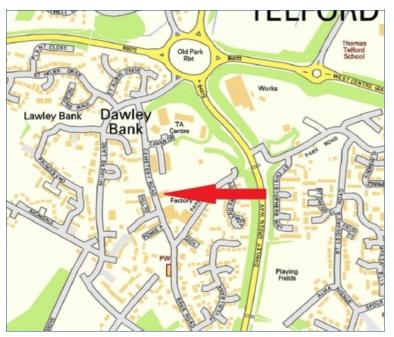
Outside, there is a tarmacadam yard to the front and side of the building for open storage use and/or car parking, with gated access.

ACCOMMODATION

Warehouse	3,454 sq ft	321 sq m
Ground floor offices/stores	1,795 sq ff	167 sq m
First floor offices/boardroom	1,353 sq ff	126 sq m
First floor stores	215 sq ff	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





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 enquires with the Local Planning Authority.

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

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

ENERGY PERFORMANCE CERTIFICATE

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

All figures quoted are exclusive of VAT, which may be payable at the prevailing

LEGAL COSTS

Each party to be responsible for their own legal costs.

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



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

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 mination. (6) IPMS 3 - office measurements can be made available by req

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SITE PLAN



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