



## Unit D4, Tweeddale South Industrial Estate Madeley, Telford, Shropshire, TF7 4JR

- End of terrace single storey industrial unit extending to 10,230 sq ft (950.40 sq m)
- Accommodation includes internal office, WC and kitchen facilities
- Self-contained site of circa 0.45 ac (0.182 ha)
- Incorporating private car park to the front and enclosed yard to the rear

# Unit D4 Tweeddale

## South Ind Est, Telford

## LOCATION

The property is situated on Tweeddale South Industrial Estate. Tweeddale lies on the south eastern edge of Telford and is accessed via the A442 Queensway dual carriageway, which also affords access onto the M54 motorway approximately 3 miles to the north.

The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

Telford New Town straddles the M54 motorway, being located approximately 15 miles from Junction 10 of the M5, with the M54/M6 link giving easy access to the national motorway network. Wolverhampton is some 18 miles to the southeast and Birmingham city centre lies just beyond approximately 35 miles distant. The county town of Shrewsbury is approximately 15 miles to the west via the M54 and A5 trunk road.

## DESCRIPTION

The property comprises an end terraced, single storey industrial unit of steel portal frame construction beneath a pitched roof. It benefits from roller shutter door access to the front and rear elevations.

The unit provides basic warehouse space with internal office, WC and kitchen facilities. It has a concrete floor throughout and benefits from a minimum eaves height of approximately 3.9 metres.

Externally, the unit sits on a self-contained site of circa 0.45 acres (0.182 hectares) incorporating a substantial tarmacadam car park to the front of the building with an enclosed yard to the rear, which is secured by palisade fencing.

## ACCOMMODATION

<b>Gross Internal Area</b>	<b>10,230 sq ft</b>	<b>(950.40 sq m)</b>
Total Site Area	0.45 ac	(0.182 ha)

## SERVICES

We understand that mains electricity and water are connected to the unit. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005.)



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## TENURE

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

## RENT

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

## SERVICE CHARGE

We understand there is a service charge levied by the landlord for the repair and upkeep of the communal areas of the estate. Further details upon request from the agent.

## LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford,  
Shropshire - Tel: 01952 380000.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £28,000.

# ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(119).

## 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/3609**



### 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.