



## Unit D1 Court 2000, Bridgnorth Road Madeley, Telford, Shropshire, TF7 1JB

- Detached industrial workshop unit with integral single storey offices
- Extending to approximately 2,233 square feet (207 square metres)
- Accommodation includes WC facilities
- Established industrial location with easy access to the A442 Queensway

# Unit D1 Court 2000

## Madeley, Telford

### LOCATION

The property is located on Court 2000 industrial estate in Tweedale in Madeley. Tweedale lies on the edge of Madeley district centre and approximately 4 miles south of the commercial centre of Telford. It enjoys good transport links, with easy access via the A442 Queensway. Junction 4 of the M54 is only a couple of miles distant, giving access to the national motorway network.

Court 2000 is an established business location comprising approximately 30 industrial units. The property itself occupies a mid-terraced position within a block of back-to-back similar units. Local occupiers are generally small engineering and manufacturing companies.

### DESCRIPTION

The property comprises a detached industrial unit with integral office accommodation, being of steel portal frame construction with solid brick elevations beneath a truss framed roof.

Vehicular access is afforded via a steel roller shutter door to the front elevation and a further roller shutter door to the rear, which is accessed over a communal yard area. There is also a pedestrian access to the side of the unit, which leads directly into the office area.

Internally, the accommodation consists of a single span workshop incorporating a small single storey blockwork office to the front, together with ladies and gent's WC facilities. The unit has a concrete floor throughout with an eaves height in the workshop of circa 2.73 metres.

### ACCOMMODATION

Workshop and office 2,233 sq ft (207 sq m)

### 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 in this regard.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority as to the current planning permission.



### TENURE

Leasehold: The property is available to lease on terms to be agreed. Please contact the letting agent for further details.

### RENT

The quoting rent is £10,500 per annum exclusive.

### SERVICE CHARGE

We understand a service charge is levied for the upkeep of the communal areas of the estate. Further details upon request from the letting 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 £8,800.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E.

### 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/3667

Printcode: 2021212

### 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.



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