



Unit E5, Tweeddale South Industrial Estate Madeley, Telford, Shropshire TF7 4JR

- Detached, self-contained warehouse unit extending to 12,000 sq ft (1,115 sq m)
- Integral single storey offices, staff canteen and WC facilities
- Substantial secure rear yard and demised on site car parking
- Established business location on popular industrial estate
- AVAILABLE APRIL 2024

Unit E5

Tweeddale South, Telford

LOCATION

Telford is located approximately 15 miles from Junction 10 of the M5, with the M54/M6 link providing easy access to the national motorway network. Wolverhampton is some 18 miles to the southeast and the county town of Shrewsbury is approximately 15 miles to the west via the M54 and A5 trunk road.

Tweeddale lies on the south eastern edge of Telford and is one of the town's most established industrial estates. It is accessed via the A442 Queensway dual carriageway, Telford's main north/south distributor road, which also affords access onto the M54 motorway at Junctions 4 and 5 approximately 3 miles to the north.

The property itself forms part of a block of similar units within a larger development at Tweeddale South. The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

DESCRIPTION

The property comprises a newly constructed, detached industrial unit with integral office accommodation, which is complemented by demised on-site car parking and a secure yard.

The self-contained unit has been built to a high specification based on a steel portal frame with profile steel elevations beneath a pitched roof.

Internally, Unit E5 provides a warehouse/workshop area with vehicular access and 3 up-and-over doors. The single storey offices are positioned to the front of the building, accessed via a pedestrian door, and provide 2 offices with WC facilities, tea point and staff canteen.

Outside, the unit benefits from a substantial enclosed yard to the rear with gated access and demised car parking to the front.

ACCOMMODATION

Gross Internal Area	12,000 sq ft	1,114.8 sq m
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SERVICES

We understand that mains electricity and water 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.



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 potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

The property has full planning permission for B2 use under the Town & Country Planning (Use Classes Order) 1987 (as amended). Planning Permission TWC/2022/0843. Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The unit will be available to let from April 2024, based on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £120,000 per annum exclusive.

SERVICE CHARGE

There is a service charge payable to the landlord for the upkeep and maintenance of the estate. Further details upon request.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby 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 in this regard.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B(38).

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/3580



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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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