



Warehouse at The Lodge, Weston Jones Newport, Shropshire, TF10 8ED

- Detached commercial unit extending to 2,392 sq ft (222.24 sq m)
- Suitable for light industrial and storage uses
- Internal single storey offices and mezzanine store
- Good outside space provision including secure yard and car parking
- 3 x portacabin offices also available on site
- Rural location near popular market town of Newport

The Lodge

Weston Jones, Newport

LOCATION

The property is situated in the small hamlet of Weston Jones approximately 3.5 miles north of the popular market town of Newport in Shropshire.

Weston Jones is located within 1km of the A519 trunk road, which provides road links to Eccleshall and the M6 to the northeast, and to Stafford in the east via the A518 at Newport or A5013 at Eccleshall. The M54 (Junction 3) is only 10 miles to the south at Cosford.

The immediate surrounding area is rural and the unit is set within the grounds of a residential property known as The Lodge, accessed via a single track lane.

DESCRIPTION

The property comprises a detached commercial unit providing light industrial and/or storage space with internal single storey office accommodation.

The building is part concrete frame and part steel portal frame construction with blockwork walls and insulated steel clad elevations beneath a pitched and insulated profile steel roof incorporating translucent roof lights.

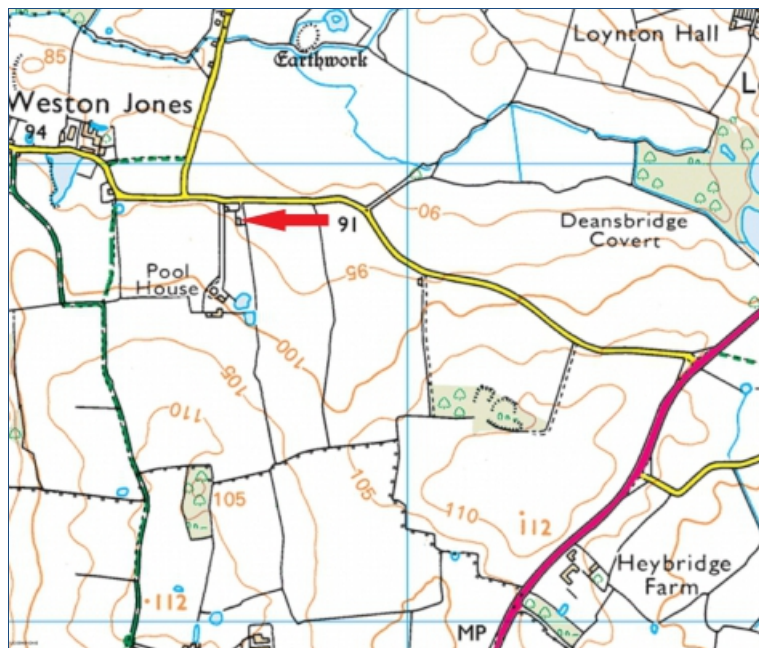
The accommodation is arranged to offer workshop/warehouse space to the front, having a concrete floor and fluorescent strip lighting throughout and vehicle access via an up-and-over door.

The office accommodation is positioned to the rear of the building providing a number of individual rooms, complete with kitchen, WC facilities and first floor mezzanine store. The offices have a mixture of lighting and oil-fired central heating.

Outside, there are three portacabins on site providing additional office space within an external yard and car park, which is fully secured with a gated access.

ACCOMMODATION

Front workshop/warehouse	1,684 sq ft	156.52 sq m
Rear offices	708 sq ft	65.79 sq m
Mezzanine	740 sq ft	68.80 sq m
GIA (excluding mezzanine)	2,392 sq ft	222.31 sq m
Portacabin 1	222 sq ft	20.59 sq m
Portacabin 2	167 sq ft	15.50 sq m
Portacabin 3	317 sq ft	29.48 sq m



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PLANNING

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

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 £14,500 per annum exclusive.

SERVICES

We understand that mains electricity and water are connected to the property, together with septic tank drainage. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Stafford Borough Council, Riverside, Civic Centre, Stafford, ST16 3AQ
Tel: 01785 619000

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £13,750.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for details.

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: Nathan Fern

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Ref: BNF/4006



Printcode: 2024314

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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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