



Yard E6, Tweeddale South Industrial Estate Madeley, Telford, Shropshire, TF7 4JR

- Enclosed commercial yard extending to approximately 0.55 ac (0.22 ha)
- Incorporating useful portable office building on site
- Fully surfaced and secured with private gated access
- Mains water and 3-Phase electricity supply connected to site
- Established business location

Yard E6

Tweeddale South, Telford

LOCATION

The property is situated on Tweeddale South Industrial Estate in Telford. Tweeddale lies on the south eastern edge of the town and is one of Telford'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 (Junctions 4 and 5) approximately 3 miles to the north.

The yard itself is approached via an independent access from the estate road. The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

Telford 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 a regular shaped commercial yard, which is fully surfaced with concrete. The area is totally self-contained and secured around the perimeter by palisade fencing with a private gated access.

There is also a useful portable office building on site.

The site is connected to a mains water supply and benefits from 3-Phase electricity. It is suitable for a variety of commercial/open storage uses.

ACCOMMODATION

Site Area **0.55 acres** **(0.22 hectares)**

SERVICES

We understand that mains water is connected to the site, together with a 3-Phase electricity supply. It should be noted, however, that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We assume the property has full planning permission for its existing industrial storage use. However, interested parties are advised to make their own enquiries with the Local Planning Authority in this regard.



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

Details upon request from the letting agent.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

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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