



Storage Warehouse at Eyton House Farm Eyton upon the Weald Moors, Telford, TF6 6EY

- Detached storage unit extending to approximately 7,200 sq ft (669 sq m)
- Minimum eaves height of circa 25ft (7.6m)
- Concrete open storage yard and on site parking (including HGV access)
- Secure rural location close to A442 dual carriageway
- AVAILABLE JULY 2024

Eyton Wellington, Telford

LOCATION

The property is situated in Eyton upon the Weald Moors, a rural village just north of central Telford and approximately 0.5 miles from the A442 Queensway, Telford's main north/south distributor road. Eyton lies approximately 1.5 miles from the residential area of Shawburch and 2.5 miles from the market town of Wellington and enjoys excellent road links to north Telford via the A442, A41 and A53 roads.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles to the east of Shrewsbury and approximately 15 miles from Junction 10a of the M6. Wolverhampton and Birmingham are 16 and 35 miles to the southeast respectively.

DESCRIPTION

The property comprises a detached single storey warehouse of steel portal frame construction with concrete panel and outer steel profile sheet clad elevations and a cement fibre board roof. It is fully lined and insulated internally and benefits from a power floated concrete floor.

The unit offers open plan warehouse storage space with an eaves height of 25ft (7.6m), including a refrigeration unit capable of reducing the internal temperature of the building to a minimum of 1 degree Celsius.

The warehouse benefits from 2 x electric up-and-over doors to the front and rear, complete with concrete loading aprons.

The accommodation would lend itself well to a storage and/or cold storage use, and would easily support a warehouse racking system.

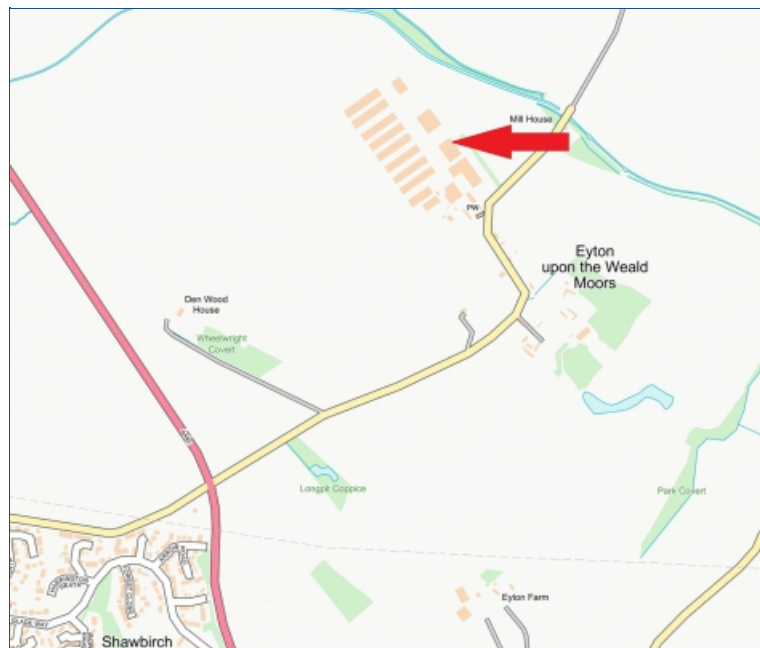
Outside, the building is surrounded by a concrete open storage yard and has the benefit of on site car parking and full HGV access. The farm itself is secured with a coded gated access.

ACCOMMODATION

Overall (120ft x 60ft)	7,200 sq ft	669 sq m
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SERVICES

We understand that mains electricity, water and drainage 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.



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PLANNING

The property is suitable for storage purposes. However, interested parties should make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The property is available on a short or long term basis on terms to be agreed. Please contact the agent for further details.

RENT

There is an all inclusive rent of £32,500 per annum.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC - available shortly.

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 in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/4020



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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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