



## Unit 10-11, Hadley Park Industrial Estate Hadley Park Road, Leegomery, Telford, TF1 6PY

- Industrial warehouse with two-storey office block 11,883 sq ft (1,103.95 sq m)
- On site car parking and loading/unloading facilities
- Established business location
- Asking price £350,000 for the freehold interest

# Unit 10-11 Hadley Park Industrial Estate, Telford

## LOCATION

The property is situated on Hadley Park Industrial Estate, just off Hadley Park Road in Leegomery in the northern part of Telford. It is located approximately 5 miles from Telford Town Centre, with easy access to the motorway network via junctions 4, 5 and 6 of the M54 motorway.

Hadley Park Industrial Estate is a small estate, which was developed in the 1940's and 1950's and provides a mixture of terraced and semi-detached industrial units. The estate lies in a mixed residential and commercial area immediately adjoining Hadley Business Park and Enterprise Accident Repair Centre, and is opposite Hadley Cemetery. Other nearby users include FitBody Trainer, Monarch Furniture Supply and Shooting Stars Gymnastics Club.

## DESCRIPTION

The property comprises a semi-detached warehouse unit, which was most recently utilised for storage purposes, complete with on site car parking and loading/unloading facilities.

The building dates from the 1950's, being of steel portal frame construction beneath a trussed cement board roof with glazed roof lights. Internally, it provides an open plan warehouse with an eaves height of approximately 16ft and a concrete floor throughout incorporating works WC facilities and a small internal office with mezzanine storage above.

There is a two-storey office block to the front of the building, which provides a number of individual offices, which are in need of some modernisation and improvement.

Outside, car parking and open storage space are provided to the front of the unit, as well as loading/unloading and vehicular access to the rear.

## ACCOMMODATION

Warehouse incl. internal office*	9,431 sq ft	876.16 sq m
Two-storey office block	2,452 sq ft	227.79 sq m
<b>Gross Internal Area</b>	<b>11,883 sq ft</b>	<b>1,103.95 sq m</b>
*Areas exclude mezzanine store		

## 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.



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## PLANNING

The property currently has planning permission for Class E, B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## TENURE

Freehold: The property is available to purchase freehold with vacant possession.

## PRICE

The asking price is £350,000 for the unencumbered freehold interest.

## SERVICE CHARGE

We assume there is a service charge payable for the repair and maintenance of the communal areas of the estate. Further details upon request.

## LOCAL AUTHORITY

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

## BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £41,500.

## ENERGY PERFORMANCE CERTIFICATE

The property currently has an energy rating of G-271.

## 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

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Ref: AGS/4104



Printcode: 2025428

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