

COMMERCIAL YARD/OPEN STORAGE



Yard 5, Rookery Road, St Georges, Telford Shropshire, TF2 9BW

- Secure commercial yard extending to approximately 1.8 acres (0.73 hectares)
- Self contained site with independent access off estate road
- Perimeter fencing and private gated access
- Located adjacent to Huws Gray builders merchant and City Tool Hire

Yard 5

Rookery Road, Telford

LOCATION

The property is located in north Telford, approximately 1 mile south of St Georges district centre and 3 miles from junction 4 and 5 of the M54 motorway.

St Georges is a suburb of Telford and lies approximately 1 mile east of Oakengates and 0.5 miles west of Priorslee. Telford Town Centre is approximately 1.5 miles distant and the A5 runs through the area.

The yard itself is situated in an established commercial location adjacent to Huws Gray builders merchant and City Tool Hire.

DESCRIPTION

The property comprises a stoned, commercial yard extending to approximately 1.8 acres (0.73 hectares), which is situated on a small business estate.

The yard is self-contained and fully secured with perimeter fencing with a private gated access. It benefits from an independent access from the estate road.

The yard also incorporates a small portable gatehouse building, which is located adjacent to the entrance gate.

ACCOMMODATION

Site Area	1.8 ac	0.73 ha
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SERVICES

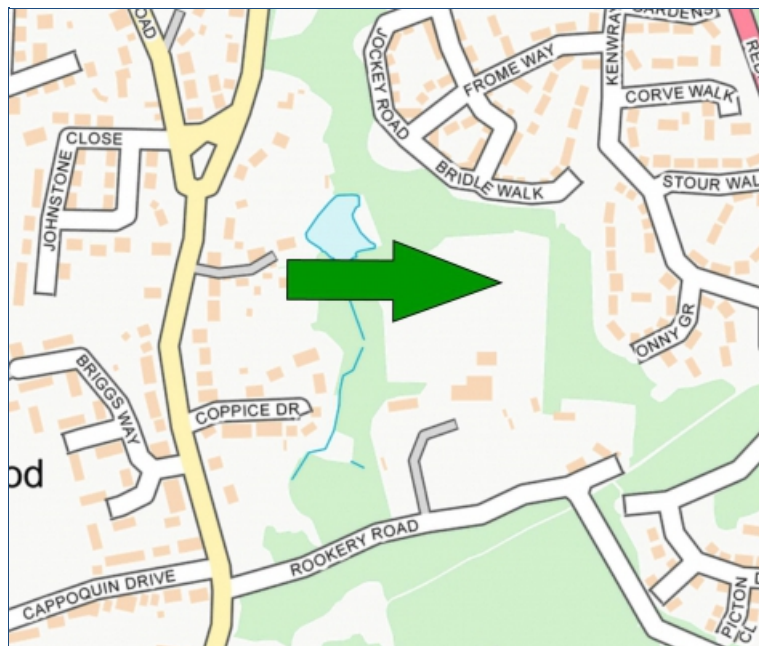
We have assumed that mains water and electricity are connected to the site and drainage is via a septic tank. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

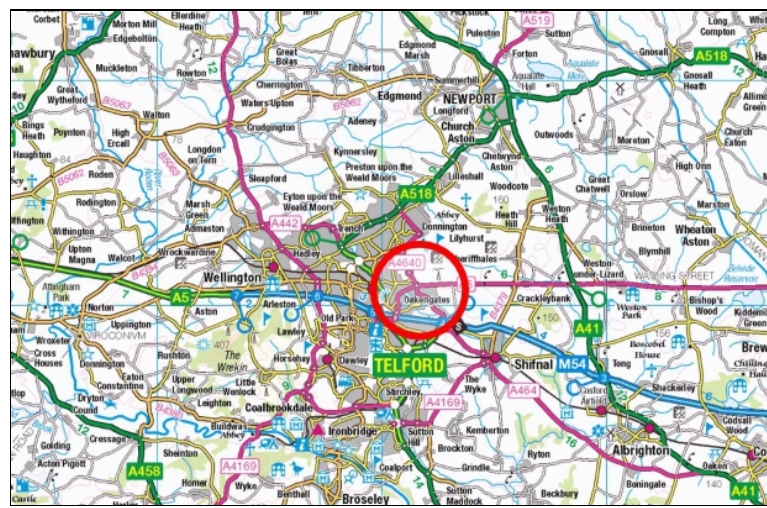
We assume the property currently has planning permission for Class B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). The site is suitable for a variety of commercial and open storage uses. However, interested parties are advised to make their own enquiries with the Local Planning Authority in this regard.

LOCAL AUTHORITY

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



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SITE PLAN

