



Unit B1A, Tweeddale South Industrial Estate Madeley, Telford, Shropshire, TF7 4JR

- Prominent mid-terraced industrial unit extending to 1,300 sq ft (120 sq m)
- Integral single storey offices including kitchenette and WC
- Small secure rear compound and shared on-site car parking
- Established business location on popular industrial estate in Telford

Unit B1A

Tweeddale South, Telford

LOCATION

Telford is located approximately 15 miles from Junction 10 of the M5, with the M54/M6 link providing easy access to the national motorway network. Wolverhampton is some 18 miles to the southeast and the county town of Shrewsbury being 15 miles to the west via the M54 and A5 trunk road.

Tweeddale lies on the south eastern edge of Telford and is one of the town'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 at Junctions 4 and 5 approximately 3 miles to the north.

The property itself forms part of a block of similar units within a larger development at Tweeddale South. Unit B1A enjoys a mid-terrace position within the block. The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

DESCRIPTION

The property forms part of a terrace of industrial units, providing modern single storey warehouse/workshop space with integral office accommodation, which is complemented by on-site car parking and a secure yard.

Unit B1A offers a self-contained unit is of steel frame construction with profile steel elevations and access via an up-and-over door to the warehouse/workshop area.

A pedestrian entrance provides access to the internal office, which in turn leads to a kitchenette. There is a separate staff WC.

Outside, the unit benefits from a small enclosed yard to the rear with gated access and shared car parking to the front.

ACCOMMODATION

Gross Internal Area	1,300 sq ft	120 sq m
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SERVICES

We understand that mains electricity and water are connected to the unit. It should be noted, however, that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

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



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PLANNING

We have assumed the property has full planning permission for E, B2 and B8 uses under the Town & Country Planning (Use Classes Order) 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The unit will be available to let based on a new Full Repairing and Insuring lease on terms to be agreed.

RENT

The quoting rent is £13,200 per annum exclusive.

SERVICE CHARGE

Details upon request from the letting agent.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority in this regard.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C(66).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

The tenant to be responsible for the landlord's reasonable legal costs in connection with the preparation of the lease.

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



Printcode: 2025731

What's this?

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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