

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

LIGHT INDUSTRIAL/OFFICES



Unit B3, Access 442, Hadley Park East Telford, Shropshire TF1 6QX

- Modern business unit built to high specification extending to 2,510 sq.ft. (233 sq.m.)
- 8 on site demised car parking spaces
- Estate security including CCTV and gated access
- Established industrial/office location with good road access

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Unit B3, Access 442

Hadley Park East

LOCATION

The property is located on the newly constructed Access 442 site which is adjacent to Hortonwood West Industrial Estate and Hadley Park East office campus development.

The site is accessed from the A442 Queensway being some 3 miles north of Telford town centre which links to the motorway systems of Junction 4 & 5 of the M54.

The property itself is accessed off the Hadley Park roundabout and enjoys an end of terrace position with nearby occupiers including Screwfix, Euro Garage filling station and Hadley Park Hotel.

DESCRIPTION

The property forms part of the Access 442 Development, a high quality light industrial scheme on a 5 acre site.

Unit B3 comprises a mid-terraced light industrial unit which was built in 2020. The accommodation is ranged over the ground floor.

There is both a pedestrian entrance and an up and over roller shutter door on the front elevation of the unit which leads into an open plan warehouse, which incorporates a kitchen and WC facilities to the rear and is illuminated by LED lights.

The property would suit both light industrial and office uses.

ACCOMMODATION

Description	Area Sq Ft	Area Sq M
Total GIA	2,510 Sq ft	233 Sq m



PLANNING

We understand the property has planning permission for Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

TENURE

Leasehold: The property is available on a new lease with terms to be agreed.

PRICE / RENT

£20,000 per annum

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.

SERVICE CHARGE

There is an estate service charge for the upkeep and maintenance of the communal areas.

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 2017 rating list is £16,250

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B (31)

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3376



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Printcode: 20231010

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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