



**8,000 sq ft COMMERCIAL UNIT**  
**Newin House Farm, Upper Aston, Claverley WV5 7EE**  
**TO LET**



# Commercial Building Extending to 8,000 sq ft Newin House Farm, Upper Aston, Claverley WV5 7EE

## TO LET

Guide Price: £4,000 per calendar month



**An excellent opportunity to rent a large building in rural location**

- Planning for Use B8 (Storage and Distribution)
- Good quality building
- Multiple access points with roller shutter doors
- Secure farmyard location
- Potential to split into two separate units
- Office space available by separate negotiation
- To be let on a Business Lease under the Landlord & Tenant Act 1954

**Available from 1<sup>st</sup> April 2024**

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

## DESCRIPTION

Excellent opportunity to rent a commercial building with planning permission for Use B8 (Storage and Distribution). The building, of steel portal frame construction, is situated in a working farmyard. The yard itself is secure with electric gated access from the public highway.

## LOCATION

The property is situated in Upper Aston, just 7 miles east of Bridgnorth and 9 miles west of Wolverhampton. Situated adjacent to the B4176, the building has excellent road links to Telford, Wolverhampton and the West Midlands. The M54 Motorway is approximately 9.5 miles away. Situated on the farmyard at Newin House Farm, the building benefits from a quiet rural location and the excellent road network in the locality.

## BUILDING

The building, of steel portal frame construction, has a level concrete floor throughout. Extending to approximately 8,000 square feet (743 square metres), the building benefits from multiple access points with two roller shutter doors to the southern elevation and a further two roller shutter doors to the eastern elevation.

There is the potential for the building to be split into two units should a prospective tenant wish. There is an office and meeting room, with shared kitchen and cloakroom facilities, available by separate negotiation. All interested parties are asked to advise the Letting Agent if they would like to view the office areas.

The building is surrounded by a large farmyard which, whilst this does not form part of the letting, does allow for sufficient access with articulated lorries having turning space.

## TENURE

The property will be offered To Let on a commercial lease, under the Landlord and Tenant Act 1954. The length of term is to be agreed and a draft lease can be provided to interested parties, once a viewing has been undertaken. The lease will be contracted out of the security of tenure provisions under sections 24 to 28 of the Landlord and Tenant Act 1954.

## SERVICES

The building benefits from a mains electricity connection which is submetered and invoiced by the Landlord.

## VIEWING

Viewing is strictly by appointment with the Letting Agent.

## RENT

£4,000 per calendar month, payable in advance.

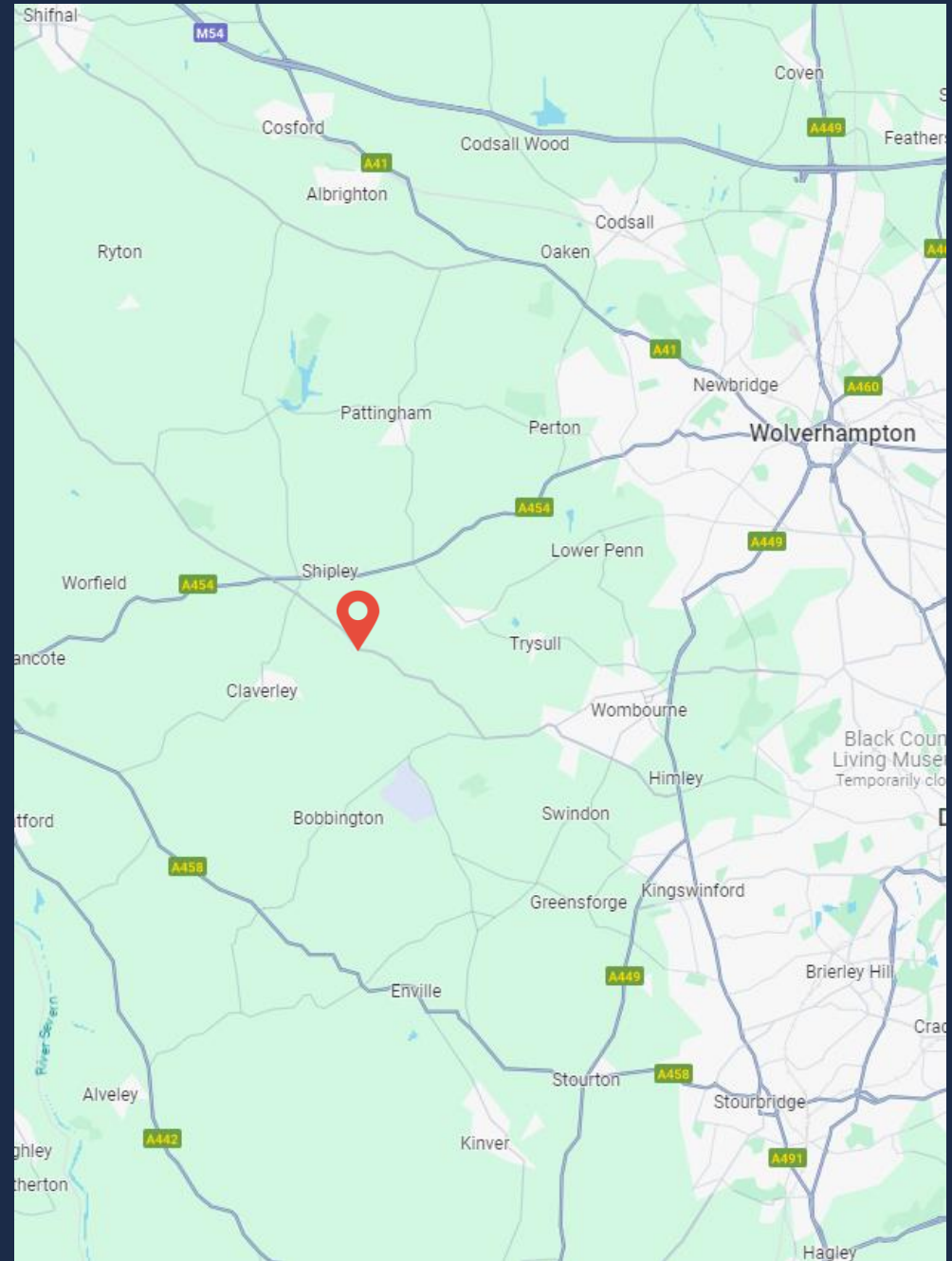


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RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

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