

The Property Professionals

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BRADBURY**

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FOR SALE/TO LET

INDUSTRIAL UNIT

**UNIT 5
SHIFNAL INDUSTRIAL ESTATE
LAMLEDGE LANE
SHIFNAL
SHROPSHIRE, TF11 8SD**

From 2,721 sqft (253 sqm)

Refurbished industrial premises

Excellent Location just 2 miles from the M54

bulleysbradbury.co.uk/shifnalie5



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

Wolverhampton
01902 713333

01952 292233

Oldbury
0121 544 2121

View more at bulleysbradbury.co.uk

LOCATION

Shifnal Industrial Estate is situated in a popular location on the outskirts of Shifnal Town Centre, close to the associated Town Centre facilities. The M54 is only approximately 2.5 miles to the North West. Telford Town Centre approximately 5 miles. Wolverhampton is approximately 15 miles to the South East.

DESCRIPTION

A variety of recently refurbished units are now available on a freehold basis.

Works included the replacement of the roofs, new roller shutter doors, electrics etc. Recent Estate works include road repairs, installation of CCTV and Estate lighting and refurbishment of the welfare block.

ACCOMMODATION

Current Availability

Gross internal floor areas approximately:-

	sqft	sqm
Unit 5	2,721	253
5.8m to eaves		
Door - 3.8m high x 3m width		

PRICE/RENT

Quoting: £225,000 / £22,500 per annum.

VAT

We are advised that no VAT is payable.

SERVICES

We are advised that mains electricity are connected or available. Interested parties are advised to check this position with their adviser/contractors. Electric sub-meters are provided. A WC is to be provided in the refurbished communal block.

PLANNING

Interested parties are advised to make their own enquiries with Shropshire Council on 0345 678 9000.

EPC

We understand that EPC's are not required for these premises.

SERVICE CHARGE

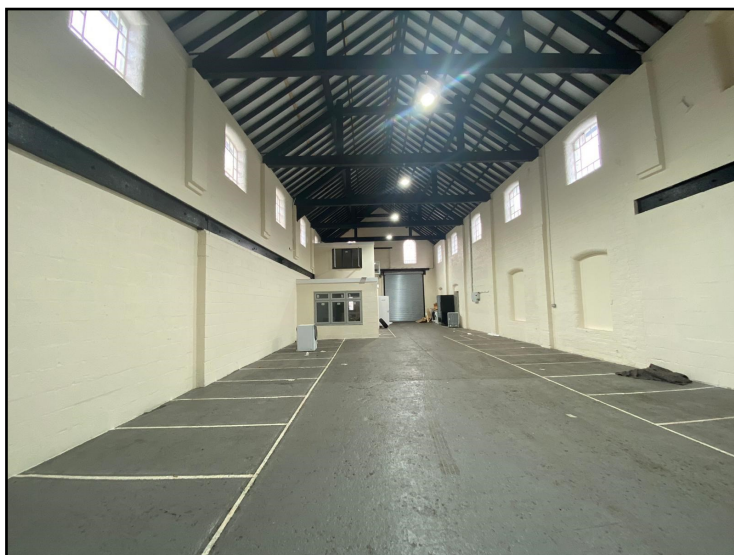
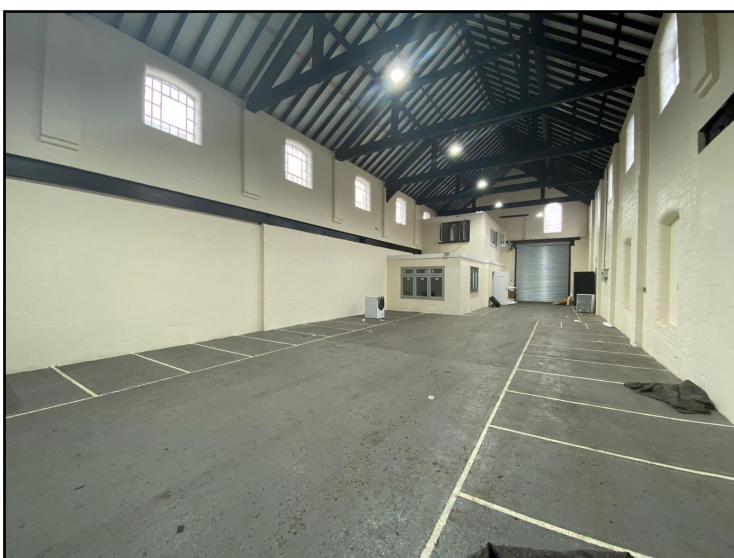
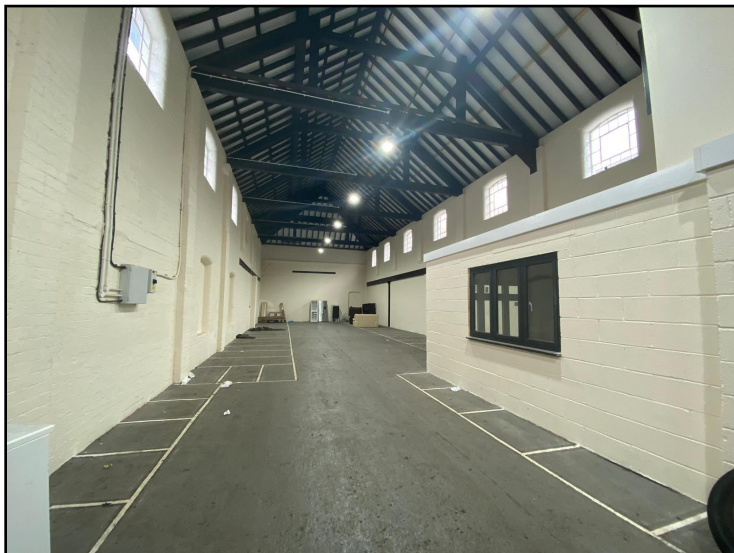
There will be a service charge towards maintenance/repairs of the common estate areas. Details upon application..

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/shifnalie5

VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

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