



TO LET - WELL LOCATED COMMERCIAL BUILDING SUITABLE FOR STORAGE AND DISTRIBUTION

UNIT B, ALLSCOTT DEPOT, ALLSCOTT, TELFORD, SHROPSHIRE TF6 5EB

KEY POINTS

6,048

SQFT

TOTAL GROSS INTERNAL FLOOR AREA



COMMERCIAL BUILDING SUITABLE
FOR STORAGE AND DISTRIBUTION



EXCELLENT
ROAD LINKS

ALL MEASUREMENTS ARE APPROXIMATE



RENT
£24,192

EXCLUSIVE

TO LET

James Evans



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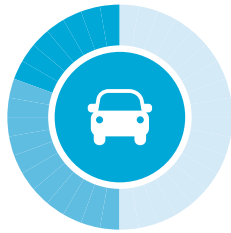


Commercial Department



01743 450 700

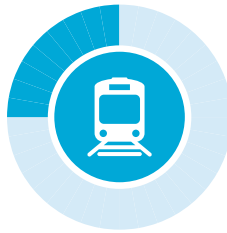
commercialmarketing@hallsgb.com



BIRMINGHAM
39 MILES

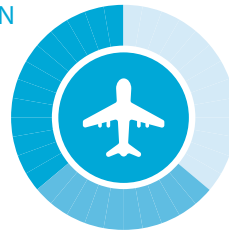
MANCHESTER
72 MILES

LONDON
161 MILES



TELFORD STATION
7 MILES

LONDON
2H 30M



BIRMINGHAM AIRPORT
49 MILES

LIVERPOOL AIRPORT
65 MILES

MANCHESTER AIRPORT
68 MILES

LOCATION

The property is well located fronting onto the B4394 in Allscott. The B4394 serves as a busy link road between the old A5 and the town of Telford.

The property is situated approximately 3 miles west of Wellington, approximately 8 miles north west of Telford Town Centre and approximately 10 miles east of the county town of Shrewsbury.

The property is located only approximately 4 miles from Junction 4 of the M54, which gives access to the national road network.

The property is located in proximity to the large residential development of the former beet factory at Allscott.

DESCRIPTION

The property comprises one industrial unit suitable for storage and distribution. The property is of brick construction and provides a commercial unit with a Total Gross Internal Floor area of approximately 6,048 ft sq (562 m sq). The unit has an eaves height of approximately 6 metres. The unit would lend itself to storage and distribution as there is no toilet facility.



185,500

APPROXIMATELY

TELFORD POPULATION



GOOD ROAD FRONTAGE





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STORAGE AND
DISTRIBUTION

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ACCOMMODATION

	SQ M	SQ FT
UNIT B	562	6,048

ALL MEASUREMENTS ARE APPROXIMATE



TENURE

The property is available to let on a sublease for a length of term by negotiation. The lease will be excluded from Part 2 of The Landlord and Tenant Act 1954.

PLANNING

The premises are understood to benefit from planning consent for Use Class B8 of The Town and Country Use Classes Order 1987.

Prospective tenants should rely on their own enquiries.

SERVICES

Not tested at the time of our inspection. Prospective purchasers are to rely on their own enquiries.

We understand that mains electricity is connected to the property.

RENT

£24,192 (twenty four thousand one hundred and ninety two pounds) per annum (Exclusive of VAT).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

VAT

The property is understood to be elected for VAT and therefore VAT will be payable on the rent.

LOCAL AUTHORITY

Telford and Wrekin Council

Civic Offices

Telford

Shropshire

TF3 4WZ



01952 380000

EPC

The property is understood to be exempt from the need for an EPC as the property is not heated.

RATES

Please refer to the letting agents for further information.

VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

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