



Waterloo Road, Ketley, Telford Shropshire

LOCATION

Ketley Business Park is one of Telford's most popular and well known Industrial Estates and is approached from the M54 motorway (Junction 6) via the A518 or from the A442 and A5 from the east. Ketley Business Park is approximately 3 miles north-west of the Town Centre and is just 1 mile east of Wellington Town Centre.

FACILITIES

- Steel frame construction industrial units with concrete floors and profiled metal cladding.
- Wide Access Ground Level Loading doors/service access to all units.
- Single storey fitted offices with male/female toilets and ancillary facilities provided internally to the majority of industrial units.

SERVICES

- Services are connected or available to each unit. (Interested parties should make their own enquiries of the appropriate Local Authority).

TERMS

- Flexible leases to meet individual requirements.
- Units available by way of new full repairing and insuring leases.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common areas of the estate. Details are shown on the enclosed schedule.

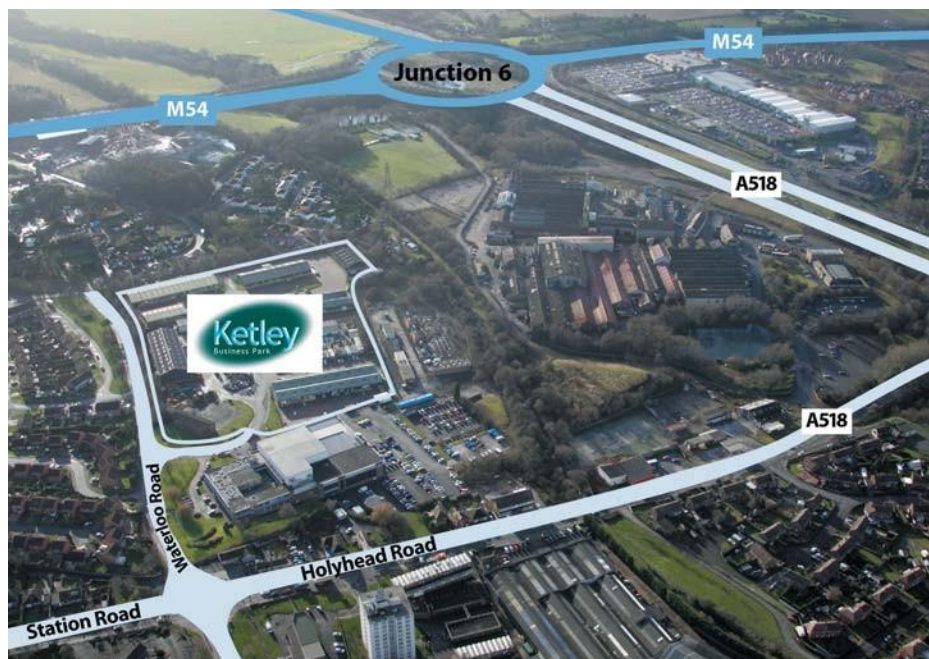
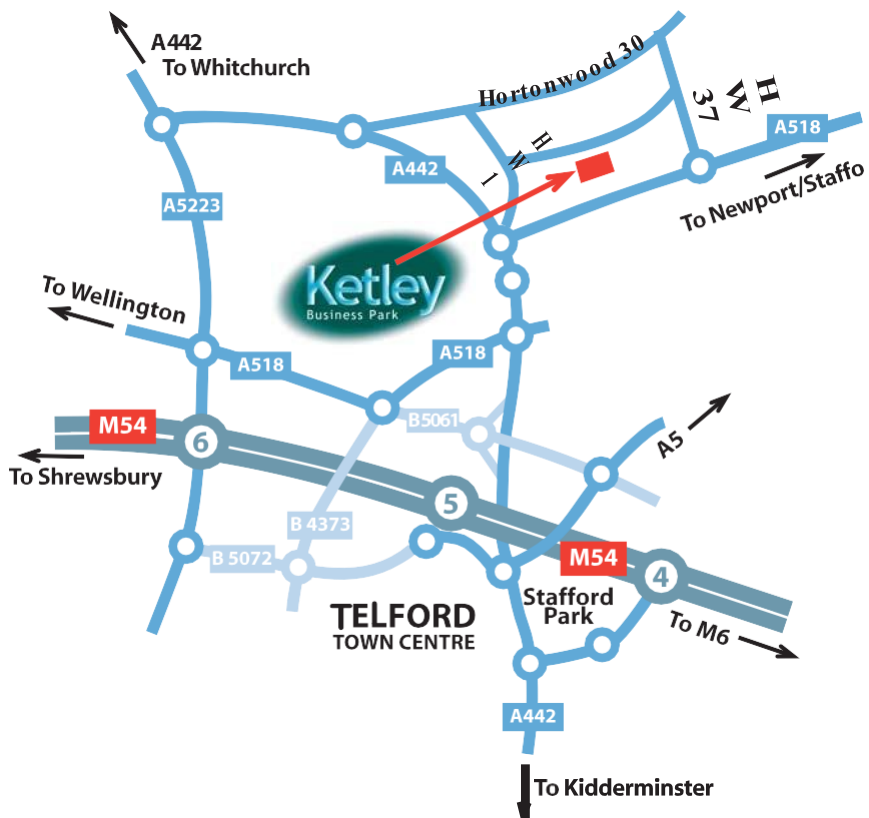
VIEWING

Strictly by appointment with the agents.



MISREPRESENTATION ACT

The particulars contained in this brochure are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute the whole or part of any contract. All details are given in good faith and believed to be correct. All liability in negligence or otherwise arising from the use of these particulars is hereby excluded.



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OFFICES, INDUSTRIAL & WAREHOUSE UNITS

TO LET

- Central location
- Top town for growth (source Henley Centre for Forecasting)
- Ongoing Estate Management & Refurbishment programme
- Skilled and flexible workforce



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DESCRIPTION

Ketley Business Park comprises over 100,000 sq.ft. on a site of over 8 acres of flexible industrial, office and storage space laid out in several self contained units. The estate is provided with extensive parking, easy and uncluttered access and large service yards.

Set in a mature and attractive landscaped environment, the estate is professionally managed and well maintained. Accommodation is available on flexible terms, appealing to all types of occupier.



ACCOMMODATION

Industrial and Warehouse Units range in size from individual industrial units of circa 1,000 sq.ft. (93 sq.m.) to over 20,000 sq.ft. (1,860 sq.m.), with multiple units and subsections as required and subject to availability.

Office suites are also available at the estate fronted by Waterloo House and smaller suites have been and can be created within the estate subject to availability.



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Ketley Business Park, Waterloo Road, Telford, TF1 5JD

SCHEDULE OF AVAILABILITY

AVAILABLE INDIVIDUALLY OR COMBINED

Industrial/Warehouse				
Unit No.	Approximate Area (sq.ft.)	Rent per annum	EPC	Rateable Value
Unit 2	955	£6,685	D-81	£5,000
Unit 26	1,000	£7,000	E-110	£4,750
Unit 39	2,337	£14,022	D-99	£9,500

Offices				
Unit No.	Approximate Area (sq.ft.)	Rent per annum	EPC	Rateable Value
6A & B (Ground Floor)	1,092	£10,250 incl of s/c	D-80	TBA
6B only	782	£8,250 incl of s/c	D-80	TBA
6C (First Floor)	371	£3,750 incl of s/c	D-80	TBA

CONTACT LETTING AGENTS FOR FULL DETAILS