



**WORKSHOP PREMISES  
TO LET  
UNIT 4 TONG BUSINESS VILLAGE  
TONG  
SHROPSHIRE  
TF11 8PT**

///permanent.lifeguard.bagels



Unit 4 is located on Tong Business Village, a well-established commercial location providing excellent transport links to occupiers. The premises is conveniently located adjacent to the A41, accessible via a private driveway. It is approximately 8 miles east of Telford Town Centre, 12 miles north of Wolverhampton City Centre, and 1.5 miles north of Junction 3 on the M54.

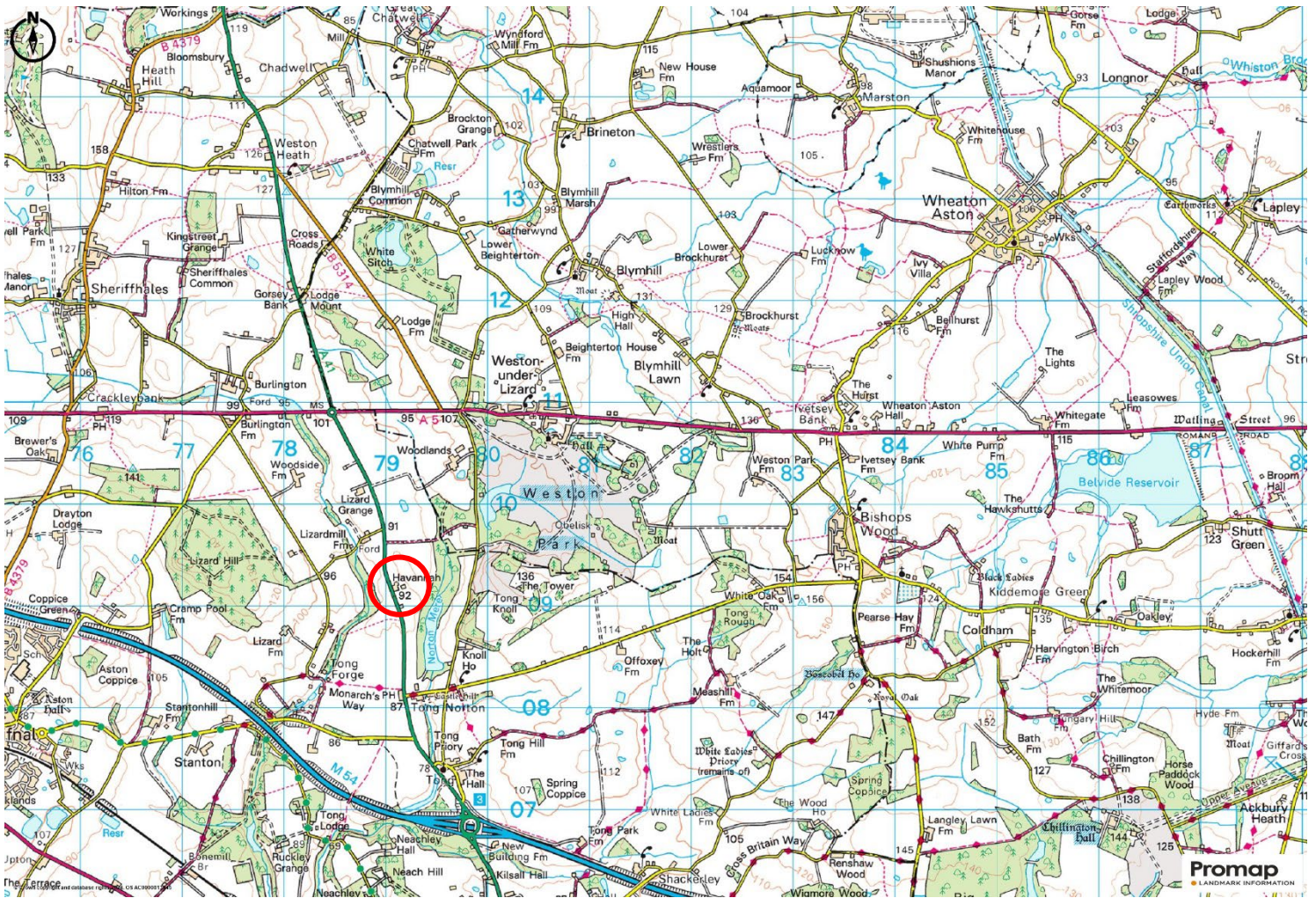
The property comprises 1,580 sq ft of newly refurbished space, with access to on-site parking and communal w/c's. Upgrades to the premises include LED lighting throughout, concrete flooring, three-phase power supply and an upgraded roller shutter door.

The premises is available at £14,000 per annum. Please note that the Service Charge, Business Rates (if applicable), and Buildings Insurance are payable in addition.

For more information or to arrange a viewing, please contact Erin Beards on 01952 603303 or 07534 687232.

Subject to Contract  
Details Created 03/26.

**WIGGINS LOCKETT THOMPSON LTD**  
73 High Street, Madeley  
Telford, Shropshire TF7 5AH  
Tel: 01952 603303/01902 229550  
enquiries@wltcommercial.co.uk  
wltcommercial.co.uk



### IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT.
- (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.