



2 Tweedale North Industrial Estate **Madeley, Telford, Shropshire, TF7 4GR**

- Detached double bay industrial unit of 14,625 square feet (1,352 square metres)
- Incorporating integral two-storey office block to the front
- Secure self-contained site extending to approximately 1.8 acres
- Low site coverage with substantial concrete yard and car parking
- Prominent position on Bridgnorth Road in established industrial location

2 Tweedale North Madeley, Telford

LOCATION

The property is located on Tweedale North Industrial Estate in Madeley on the south eastern edge of Telford. Tweedale lies approximately one mile from Madeley district centre and three miles from Telford Town Centre.

The Tweedale Estate is accessed via the A442 Queensway dual carriageway, which also affords access onto the M54 motorway approximately three miles to the north.

The immediate surrounding area is home to a number of indigenous engineering and manufacturing concerns.

DESCRIPTION

The property comprises a detached double bay industrial unit with integral two-storey offices on a self-contained site of approximately 1.8 acres including a substantial yard and on site car parking.

The unit is of steel portal frame construction beneath a pitched profile metal clad roof, having multiple roller shutter access doors to the rear and side elevations.

Internally, the unit is essentially arranged in two bays comprising a production warehouse with separate loading area. There is a two-storey office block to the front providing ground and first floor offices and WC facilities.

Outside, the building is surrounded by a concrete surfaced yard, which is suitable for open storage, being secured by perimeter fencing with two gated access points off Tweedale North Industrial Estate.

ACCOMMODATION

Production warehouse	12,535 sq ft	1,164 sq m
Loading bay	1,113 sq ft	103 sq m
Two-storey office block	918 sq ft	85 sq m
Total Gross Internal Area	14,625 sq ft	1,352 sq m

SERVICES

We understand that mains water, electricity and drainage are available to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005). However, interested parties should make their own enquiries with the Local Planning Authority.

TENURE

Leasehold/Freehold: The property is available to rent on a tenant's new FRI lease on terms to be agreed. Alternatively, the freehold interest is available to purchase with vacant possession.

RENT/PRICE

The quoting Rent is £85,000 per annum exclusive. The asking price for the freehold interest is £1.15 million.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £48,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(80).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3537



Printcode: 2019716

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.



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