

The Property Professionals

BULLEYS BRADBURY

CHARTERED SURVEYORS
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TO LET WAREHOUSING AND YARD

**COTON FARM
BROMPTON
SHREWSBURY
SY5 6LE**

Extensive commercial yard and warehouse/
showroom

Total site 6.3 acres (2.5 Hectares)

Private and secure site

Shrewsbury 6 miles, Telford 13 miles, A5 Bypass 4.5
miles

bulleysbradbury.co.uk/coton



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

Wolverhampton
01902 713333

01952 292233

Oldbury
0121 544 2121

View more at bulleysbradbury.co.uk

LOCATION

The property is located in a rural area, approximately 6 miles to the South East of the County Town of Shrewsbury and 13 miles to the West of Telford.

The property is accessed over a private driveway close to the hamlet of Brompton. There is easy nearby access to both the A458 Shrewsbury to Bridgnorth Road and the B5061 Shrewsbury to Wellington Road and the A5 Bypass on the outskirts of Shrewsbury is only 4.5 miles. Telford is approximately 13 miles to the East. M54 8 miles.

DESCRIPTION

The property provides a showroom premises and warehouse on an extensive mainly surfaced site.

The main showroom is of brick clad construction under a pitched sheet roof incorporating ground and first floor offices and mezzanine sales area. Internal eaves height is in the order of 4.8m (15' 8").

A variety of warehouse units adjoin with roller shutter access and eaves generally around 4.5m (14' 8"). There are extensive mezzanine storage areas above.

The buildings occupy a large mainly surfaced commercial yard with a site extending in total to approximately 6.3 acres (2.5 hectares).

The site benefits from being gated, fenced and CCTV.

Alterations to the layout of the buildings can be made by arrangement. 24 Containers can be made available for storage if required.

ACCOMMODATION

Gross internal areas approximately:

	sqft	sqm
Showroom	6,649	617.70
Mezzanine Sales/Stores	1,675	155.60
First Floor Offices	2,061	191.47
Additional Warehousing	14,303	132.75
Mezzanine Stores	3,967	368.53

Total Gross Internal Area **28,655 2,662.06**

Externally, the whole site extends to 6.3 acres (2.5 hectares).

SERVICES

We are advised that a private water supply, septic tank drainage and electricity are connected or available, however, interested parties are advised to check the position with their advisors/contractors.

LEASE TERMS

Rent upon application.

PLANNING

The premises has a certificate of existing lawful development dated 20th December 2002 for use of the buildings and land for retail storage and distribution of goods. Interested parties are advised to make their own enquiries with Shropshire Council on 0345 678 9000.

VAT

We understand VAT is not applicable to the rent.

EPC

An EPC has carried out and the property has been awarded a grade rating of D:76.

WEBSITE

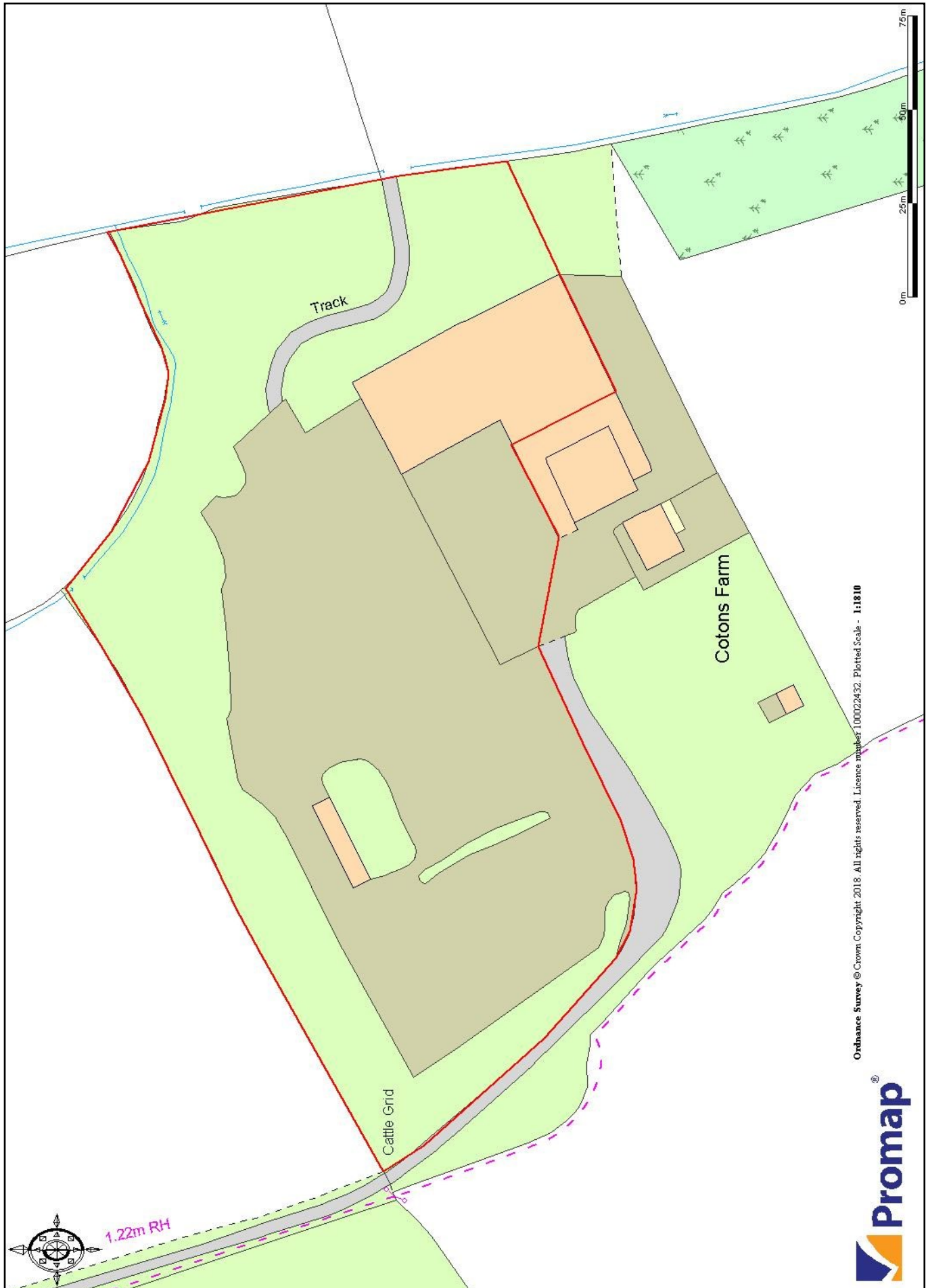
Aerial photography and further information is available at bulleysbradbury.co.uk/coton

VIEWING

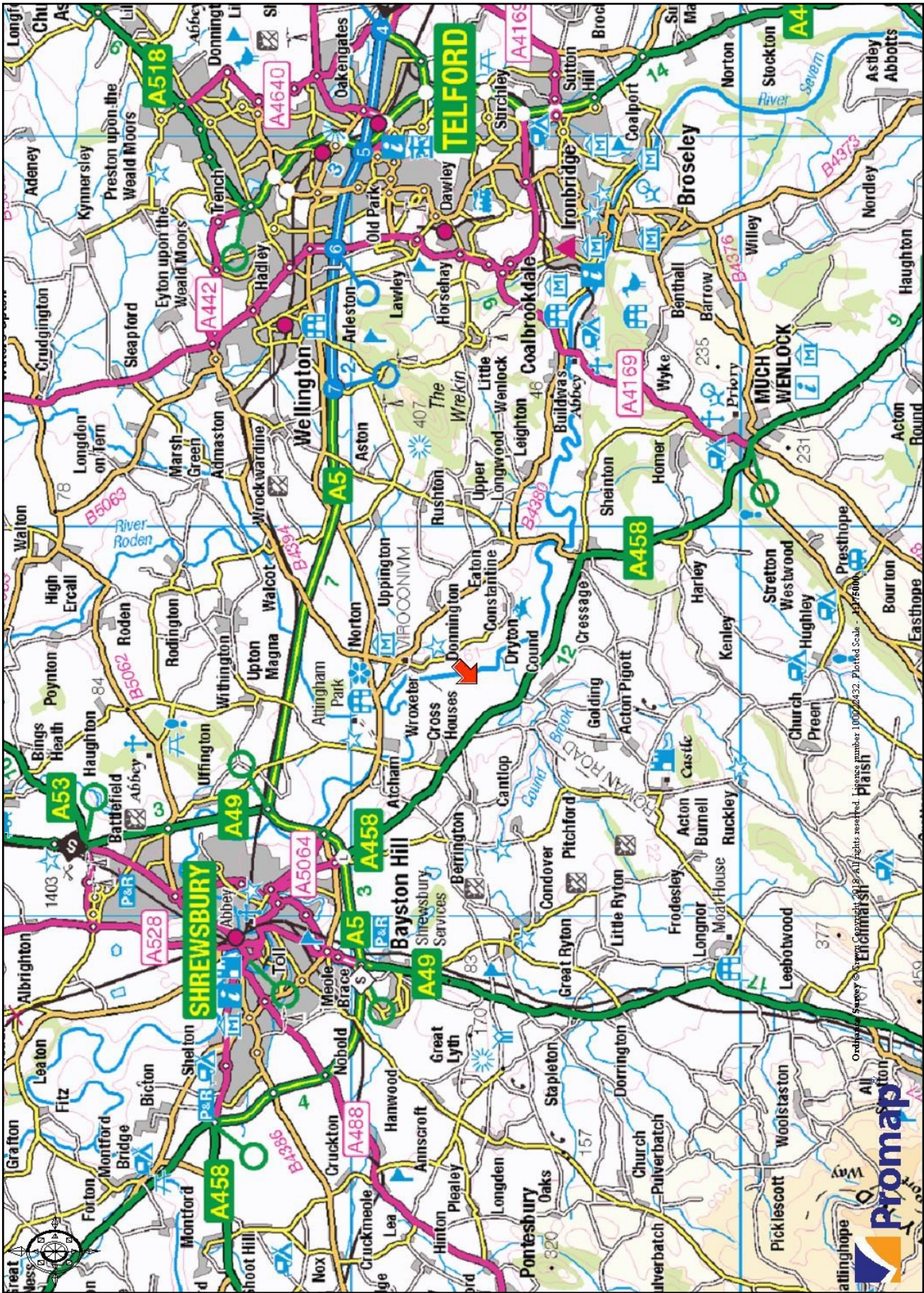
Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details prepared 10.18





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



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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