



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

INDUSTRIAL UNIT

2,580 sqft (240 sqm)
Plus Mezzanine
1,176 sqft (109 sqm)



**UNIT 302, QUEENSWAY BUSINESS PARK, HADLEY PARK,
TELFORD, TF1 7UL**



- ◆ Modern industrial warehouse premises
- ◆ Well fitted with ground floor office, kitchen, WC's with additional mezzanine storage
- ◆ Well located on Queensway Business Park, adjacent to the A442
- ◆ Internal eaves 6.1m rising to 7.1m max

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LOCATION

The property is located on the Queensway Business Park in Telford, and lies adjacent to the A442 connecting Junction 5 of the M54 and Telford Centre approximately 4 miles away.

Telford is an expanding new town, located in the County of Shropshire with a population of approximately 170,200.

Telford has a central UK location with Wolverhampton and Birmingham being approximately 16 and 35 miles to the South-East respectively.

Other occupiers at Queensway Business Park include Lisec UK, Spelsberg UK and NHS Trust.

DESCRIPTION

The property provides a modern centre terraced industrial unit constructed in 2008.

The unit incorporates integral ground floor ancillary accommodation providing reception office, kitchen and disabled WC.

The warehouse has an up and over vehicle access door to the front with block party walls under a sheet roof incorporating roof lights. Eaves height is approximately 6.1m with a maximum height of 7.1m.

There is a steel mezzanine floor to the rear of the unit with further mezzanine storage above the offices at the front.

ACCOMMODATION

Gross internal areas approximately:-

	sqft	sqm
Ground Floor Industrial	2,580	240
Rear Mezzanine Floor and additional Floor above the offices	1,176	109

SERVICES

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

PRICE

£389,000 for the long leasehold interest (999 year Lease from November 2008).

SERVICE CHARGE

There is a service charge payable by the owner towards maintenance of the common areas/roads. Further details upon application.

PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

This property has been awarded an Energy Performance Certificate Rating of D(89).

RATES

We are verbally advised by Telford & Wrekin Council that the Rateable Value is as follows:

£14,500 from 1st April 2023

Interested parties should enquire to the local Authority to confirm their specific liability on 01952 380000.

WEBSITE

Aerial photography and further information is available at bulleysbradbury.co.uk/302qlbp

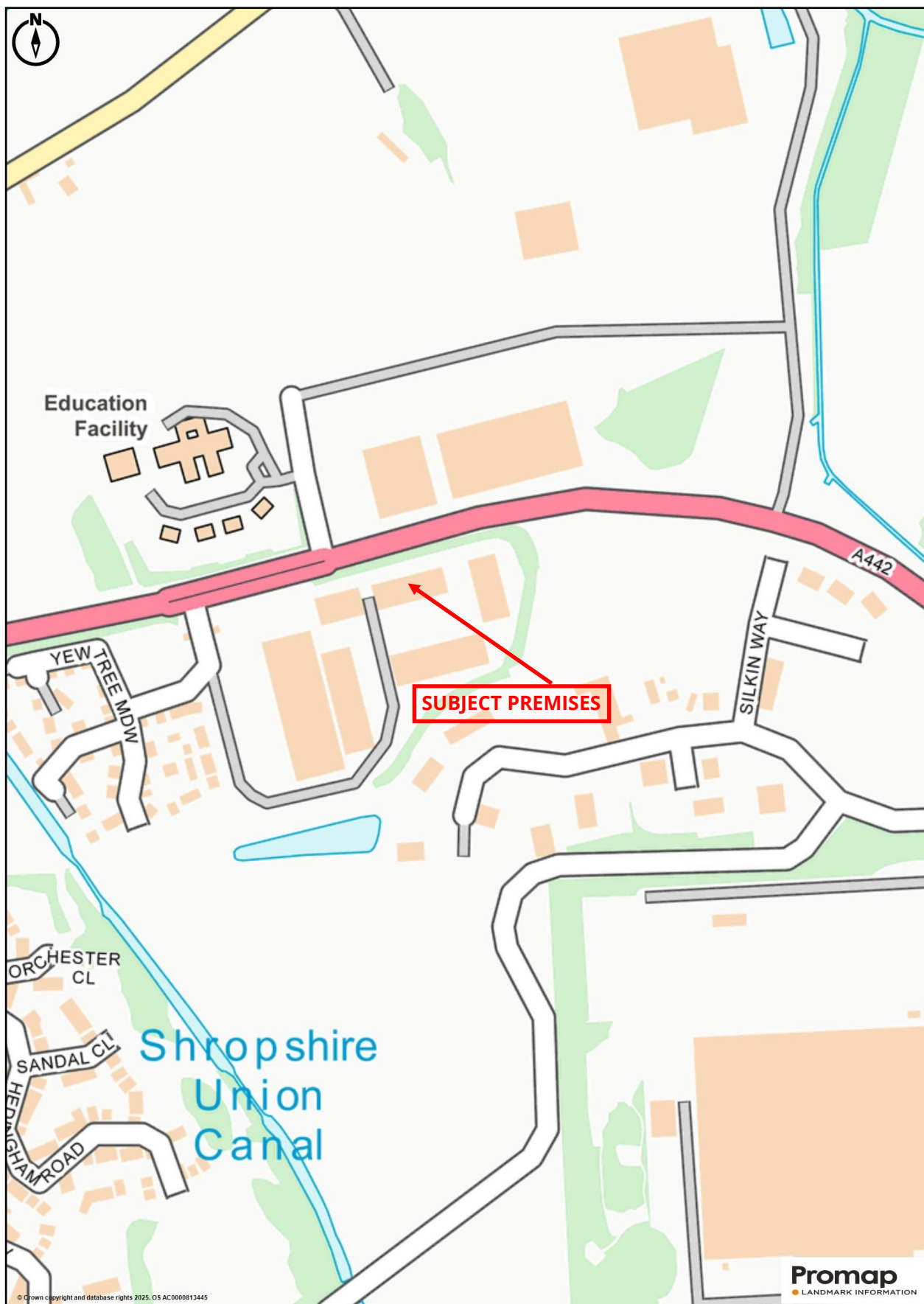
VIEWING

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

Details amended 01.26







IMPORTANT NOTICE

Bulleys Bradbury 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 part of an offer or contract.
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