



COMMERCIAL SPACE TO LET

TONG BUSINESS VILLAGE

TONG

SHROPSHIRE

TF11 8PT

///permanent.lifeguard.bagels



Unit 3 Tong BV

Tong Business Village 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 premises feature a range of brick-built workshop and storage spaces, with external W/C facilities provided and maintained by the landlord. Ample car parking is available within the landscaped grounds.

Units vary in size from 160 sq ft to 732 sq ft. Current availability is listed overleaf.

Units are available on standard terms, to be advised. Additional costs include Service Charge, Business Rates (if applicable), and Buildings Insurance (please contact the Agent for more information).

For further details or to arrange a viewing, please contact Erin Beards at 07534 687232.

Subject to Contract
Details Amended 10/24

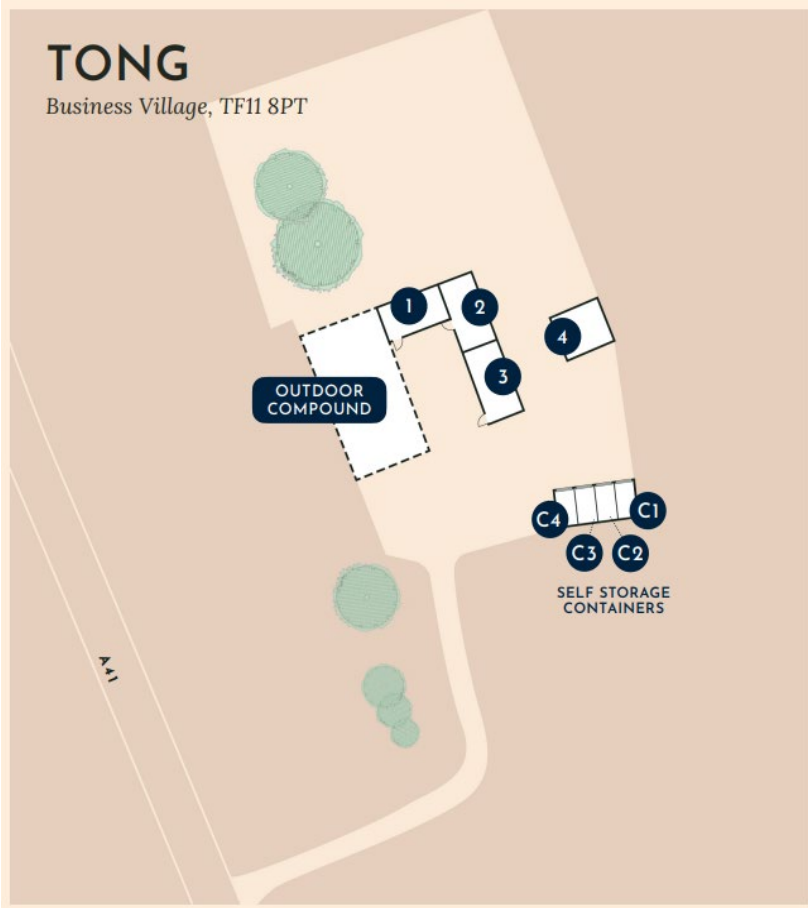
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Registered in England & Wales 8686171

TONG

Business Village, TF11 8PT



Plans for Illustrative Use Only.

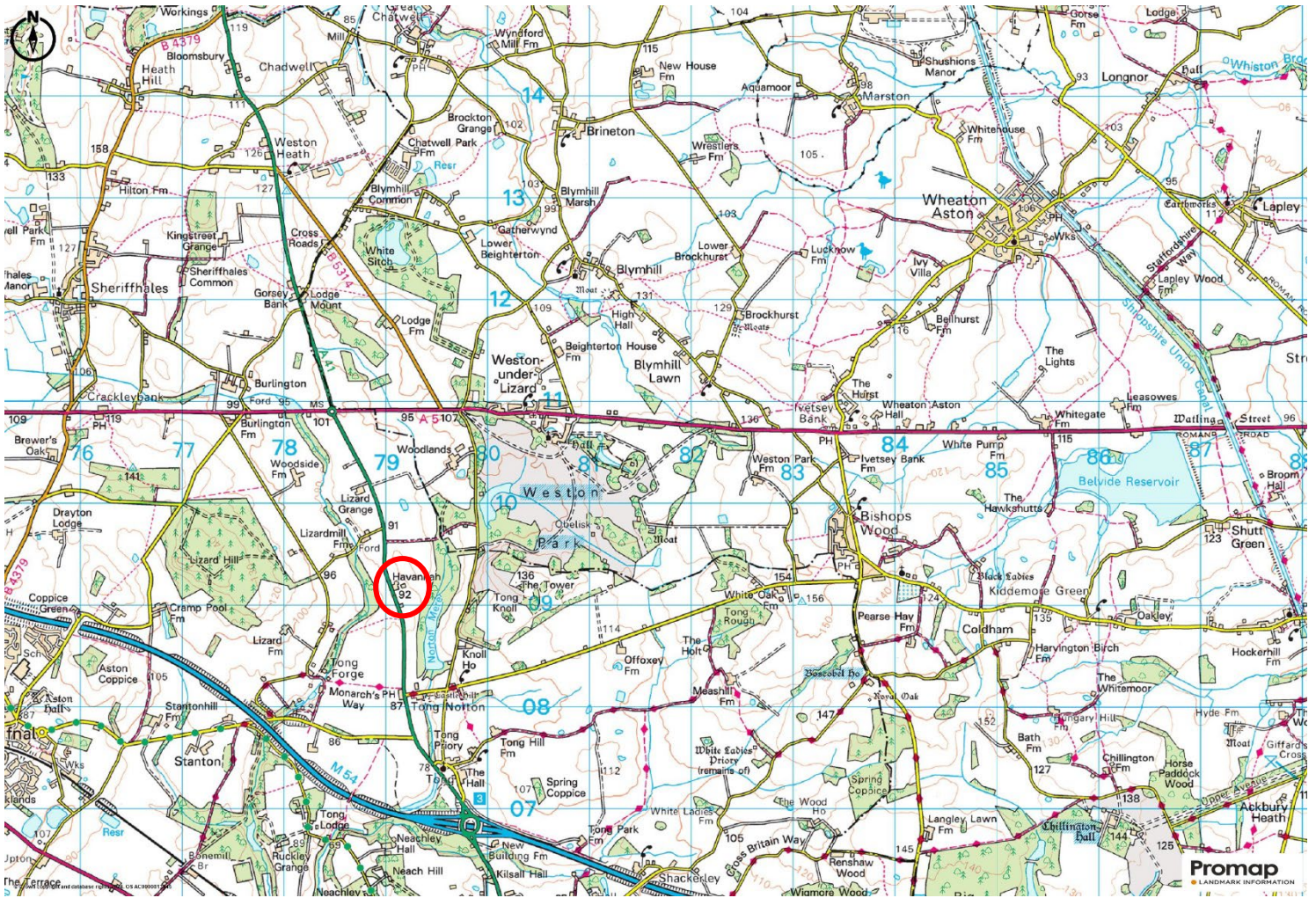
Current Availability:

	<u>Size sq ft</u>	<u>Rent pcm</u>	<u>Availability</u>
Unit 1	n/a	n/a	OCCUPIED
Unit 2	n/a	n/a	OCCUPIED
Unit 3	732 sq ft	POA	UNDER OFFER
Unit 4	452 sq ft	POA	COMING SOON
Outdoor Compound	2,648 sq ft	POA	AVAILABLE
Containers C1 – C4	160 sq ft	POA	AVAILABLE Contact Fields of Shifnal

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.



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