



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET/
FOR SALE**

INDUSTRIAL UNIT

1,189 ft² (112 m²)



**UNIT 16, SHIFNAL INDUSTRIAL ESTATE, LAMLEDGE LANE
SHIFNAL, SHROPSHIRE, TF11 8SD**



◆ Refurbished industrial unit

◆ Popular edge of town location,
close to M54

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LOCATION

Shifnal Industrial Estate is situated in a popular location on the outskirts of Shifnal Town Centre.

Shifnal is well located approximately 4 miles to the South East of Telford Town Centre with easy access to the M54 via Priorslee Road connecting to Junction 4. Wolverhampton is approximately 15 miles to the South East.

DESCRIPTION

This unit has been recently refurbished with work including a new roof replacement.

WC facilities are provided in the refurbished communal block.

ACCOMMODATION

	sqft	sqm
Unit 16	1,189	112

SERVICES

Interested parties are advised to check the position with their advisors/contractors.

RENT/PRICE

Unit 16 - £10,500 per annum exclusive plus VAT. Terms by negotiation. Alternatively for sale at £130,000.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Shropshire Council on 0345 678 9000.

EPC

We understand that an EPC is not required for this unit.

RATES

We are verbally advised by Shropshire Council that the current assessment is as follows ;

Rateable Value (April 2023)

Unit 16	£3,750
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Interested parties should enquire to the Local Authority to confirm their specific liability on 01952 380000.

If small business relief is claimed, then no rates will be payable.

VAT

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

WEBSITE

Aerial photography and further information is available at bulleysbradbury.co.uk/16shifnalie

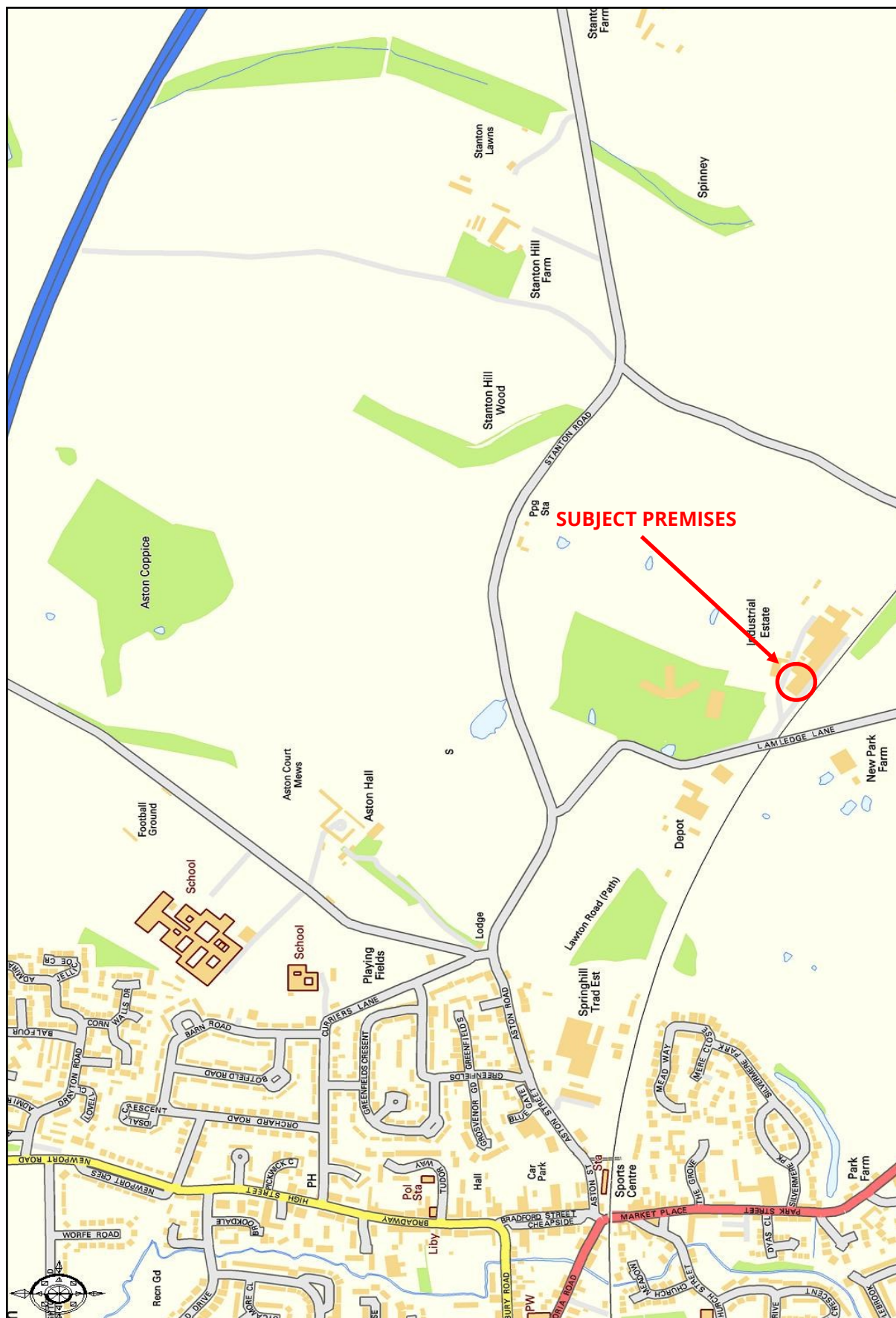
VIEWING

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

Details amended 05/25







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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