



INDUSTRIAL / WAREHOUSE UNITS & OFFICES TO LET



KETLEY
BUSINESS PARK
WATERLOO ROAD, KETLEY, TELFORD TF1 5JD

**960 - 15,109 sq ft
(89 - 1,403 sq m)**

 Easy access to J6 M54 - 1 mile

 Extensive parking

 Large service yards

 Popular and well known estate

 Mature and attractive landscaped environment





Ketley Business Park is a substantial and established industrial estate totalling 100,000 sq ft on an 8 acre site with extensive parking, easy and uncluttered access and large service yards.

Set in a mature and attractive landscaped environment, the estate is professionally managed and well maintained.

Industrial and Warehouse Units range in size from individual industrial units of circa 960 sq ft (89 sq m) to 15,109 sq ft (1,403 sq m), with multiple units and subsections as required and subject to availability.

Offices are also available, with Waterloo House fronting the estate and a converted unit.





General Specification

- ◆ Steel frame construction industrial units with concrete floors and profiled metal cladding.
- ◆ Wide access ground level loading doors/service access to all units.
- ◆ Single storey fitted offices with male/female toilets and ancillary facilities provided internally to the majority of industrial units.

Services

Mains water and 3 phase electricity are connected to the industrial units. Services to each specific unit require verification.



Terms / Rent

Terms and rent upon application.

Service Charge

A service charge is levied for the maintenance and upkeep of common areas of the estate. Contact the agents for full details.

Availability

See attached schedule for current availability.





Location

Ketley Business Park is approached from the M54 motorway (junction 6) via the A518 or from the A442 and A5 from the east. Ketley Business Park is approximately 3 miles north-west of the town centre and is just 1 mile east of Wellington town centre.

Viewing

For further information or to arrange a viewing contact:

TF1 5JD



entitle.
skyrocket.
victor



Richard Bradbury

07956 847446

richard.bradbury@bulleysbradbury.co.uk

Tom Lea

07736 906804

tom.lea@bulleysbradbury.co.uk

IMPORTANT: While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. August 2023.



Current availability

Industrial / Warehouse				
Unit Number	Sq. ft	Rent per annum	EPC	Rateable value From 1 April 2026
37-38	7,990	£55,930	C(55)	£36,000
39	2,522 plus First Floor	£20,176	D(88)	£15,750
44	4,442	TBC	D(79)	£25,750

For further information contact:

