



**COMMERCIAL PREMISES WITH YARD SPACE  
TO LET  
LIZARD LANE BUSINESS VILLAGE  
TONG  
SHROPSHIRE  
TF11 8QE**

///machine.rosier.fastening



Unit 7 Lizard Lane



Lizard Lane Business Village



Lizard Lane Business Village is conveniently situated close to the A41, approximately 6.6 miles east of Telford Town Centre, 12.1 miles north of Wolverhampton City Centre, and 2.9 miles north of Junction 3 of the M54.

The available premises comprises brick built workshops with substantial yard space available. Buildings can be taken independently, or the site can be occupied as a whole.

Water and Electric supplies are available at the premises together with communal w/c facilities on site.

Unit sizes range from 624 sq ft to 3,151 sq ft. Current availability is listed overleaf.

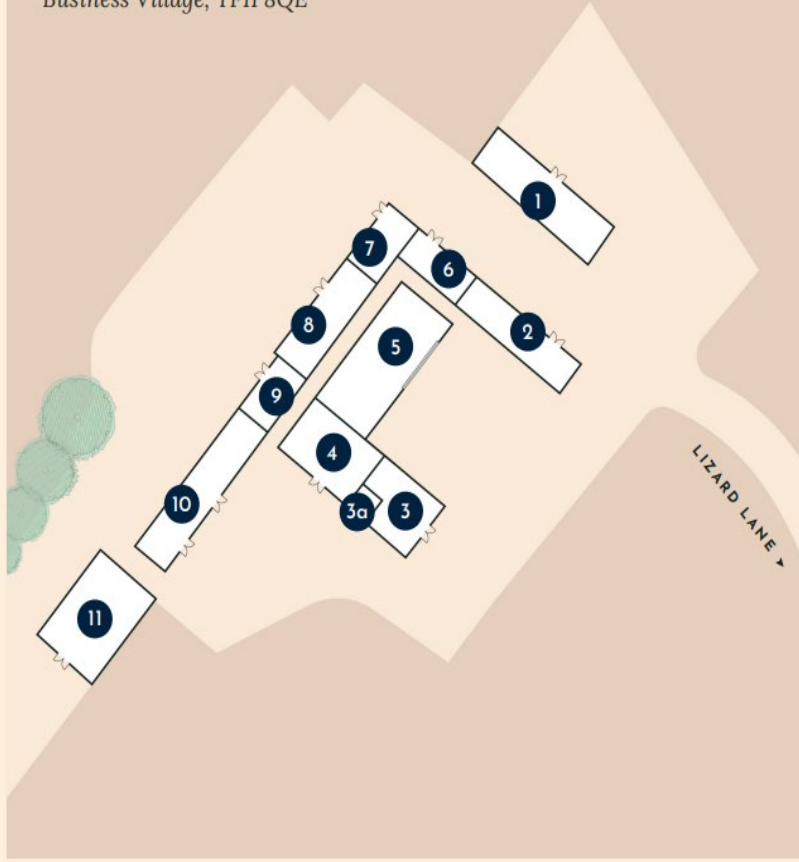
Units are available on standard terms, to be advised. Please note that the Service Charge, Business Rates (if applicable), and Buildings Insurance are additional costs.

For more information or to arrange a viewing, please contact Erin Beards at 07534 687232.

Subject to Contract  
Details Amended 09/25.

# LIZARD LANE

Business Village, TF11 8QE



Unit 8 Lizard Lane



Unit 9 Lizard Lane



Plans for Illustrative Use Only:

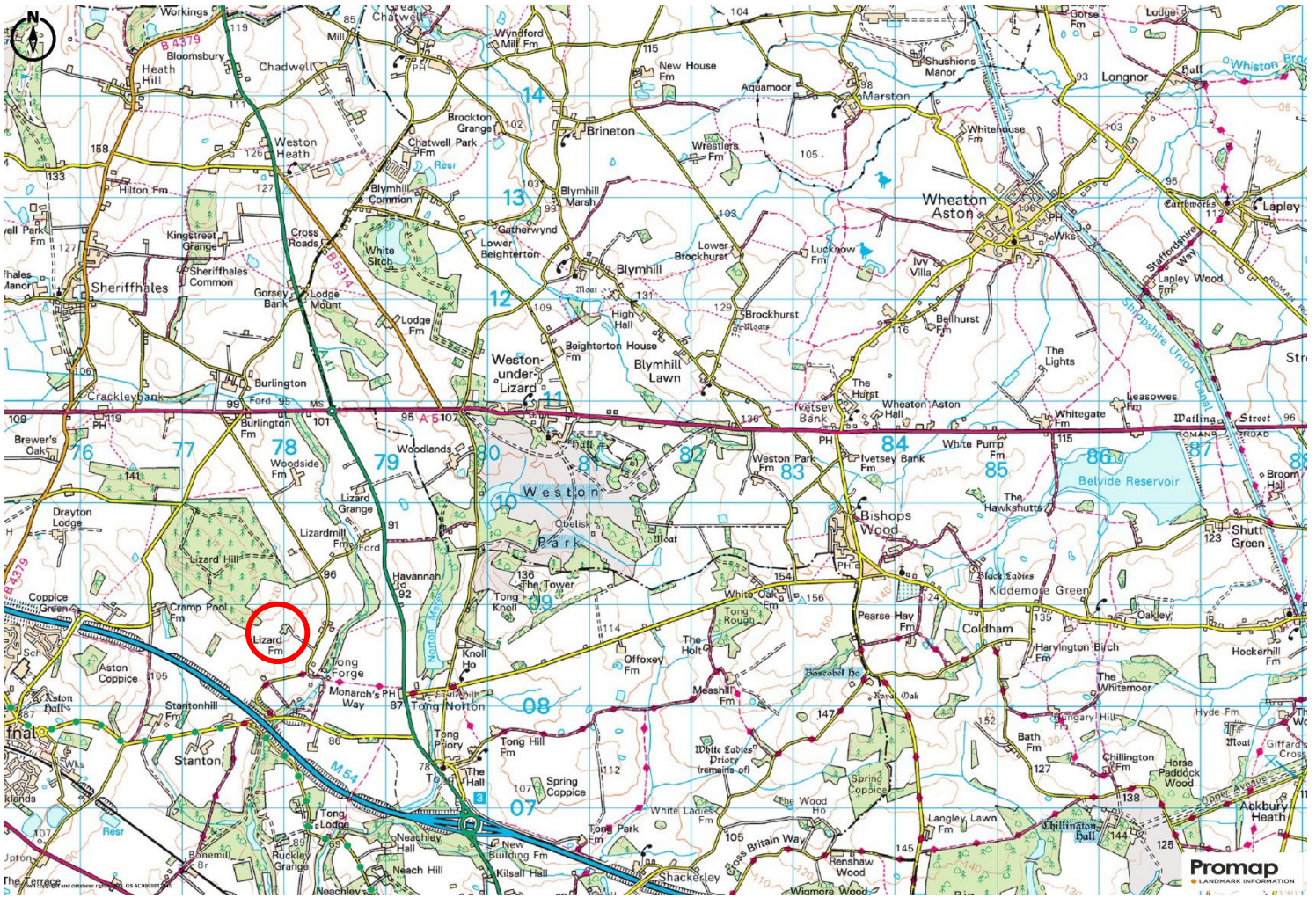
## Current Availability:

	<b>Size sq ft</b>	<b>Rent pcm</b>	<b>Availability</b>
Unit 6	624 sq ft	POA	AVAILABLE
Unit 7	1,292 sq ft (+ 775 sq ft Mezzanine)	POA	AVAILABLE
Unit 8	498 sq ft	POA	AVAILABLE
Unit 9	239 sq ft	POA	UNDER OFFER
Unit 11	1,299 sq ft with 0.17 acres of yard	POA	OCCUPIED
Compound A	0.24 acres	POA	AVAILABLE SOON
Compound B	0.33 acres	POA	AVAILABLE SOON

## 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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