

# To Let



## Industrial Units 10b and 17

Audley Avenue Enterprise Park, Newport TF10 7DW



**Industrial/storage space available 8,632ft<sup>2</sup> (801.66m<sup>2</sup>)**

**Private on site parking**



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## Location

The estate is located in Newport which is approximately 9 miles North East of Telford, 13 miles West of Stafford and 35 miles North West of Birmingham.

Newport lies close to the junction of the A518 Telford Road and the A41 Newport by-pass which connects with Junction 3 of the M54 motorway and Junction 14 of the M6 motorway at Stafford



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## Description

The site comprises two detached buildings set within a site of approx. 7.37 acres. The buildings have been subdivided to provide warehouse and ancillary office space.

The building is of steel frame construction with part brick and part steel profile cladding to the elevations. Units 10b and 17 are located in building 2, each has roller shutter access with an eaves height of 5.8m.

There is a communal toilet block accessible for the industrial units positioned to the centre of the site.

The site benefits from 71 car parking spaces to the front.

## Accommodation

Net internal area 8,632 ft<sup>2</sup> (801.86 m<sup>2</sup>).

## Town Planning

The accommodation currently has consent for use within classes B1, B2 & B3.

## Services

There is a water supply to the units, electricity supply is sub metered and re-charged monthly. There is no gas supply.

## Tenure

The property is available on a leasehold basis with flexible, competitive terms to be negotiated.

## Rent

£30,000.00 plus VAT per annum.

## Business Rates

The lessee shall be responsible for the payment of business rates. The Property's current rateable value is £24,750.

## Estate Service Charge

Service charge payable on account and reconciled at year ending 31 March.

## Insurance

The landlord will insure the structure of the buildings and recover an annual premium from the tenant. Tenant shall be responsible for organising their own contents insurance.

## Viewing

To arrange a viewing or for further details please contact:

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