

To Let



Unit 5A Telford 54 Business Park

Nedge Hill, Telford, TF3 3AJ



New Warehouse/Industrial unit extending to 1,630m² /17,545ft²

FLEXIBLE LEASE TERMS AVAILABLE

Conveniently located on T54 Business Park, Nedge Hill, Telford TF3 3AJ



01952 384333



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www.estatesandinvestments.co.uk



**Telford & Wrekin
COUNCIL**

Location

The unit is located on the newly established T54 Business Park, just off the A464 dual carriageway and within one mile of Junction 4 of the M54 motorway, linking to the wider West Midlands motorway network. Surrounding occupiers include Cosma Casting UK, XYZ, Filtermist, Polytec Group and Torus Group. Telford Town Centre is within two miles offering extensive amenities.

Travel distances

- T2 M54 2 miles
- Wolverhampton 15 miles
- Birmingham 33 miles
- London 147 miles

Description

The building comprises a unit of 1,630m² /17,545ft² GIA to be let as one unit. The building has a pitched roof with an eaves height of 8m and is constructed of a steel frame with clad elevations. The building has been constructed to shell and core with an element of office space. There are two flat access loading doors to the rear. A full specification and further details are available upon request.

Internally the unit has approximately 84m² of office space and ancillary areas.

Externally the site has parking for staff and visitor cars and a yard area which can accommodate HGV traffic.

Accommodation

The net internal area for this unit is 1,630m² /17,545 ft².

Town Planning

The accommodation currently has consent for uses within use class B1(c), B2 and B8.

Services

All mains services are supplied to the unit.

Business Rates

The Lessee shall be responsible for payment of Business Rates.

Tenure

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

Viewing

To arrange a viewing or for further details please contact:

Estates & Investments

tel: 01952 384333

email: estates&investments@telford.gov.uk

Telford & Wrekin Council,
Development, Business and Employment,
Wellington Civic & Leisure Centre,
Larkin Way, Telford TF1 1LX

Unit 5A Telford 54 Business Park, Nedge Hill, Telford, TF3 3AJ

Key Distances

Cities

Telford Town Centre	2 miles
J2 M54	12 miles
Wolverhampton	15 miles
M6 J10a	16 miles
Birmingham	33 miles
Manchester	86 miles
London	150 miles

Railways

Telford Central	2 miles
Telford International Railfreight Park	6 miles
Birmingham New Street	33 miles
Birmingham International	45 miles

Airports

Birmingham International	45 miles
Liverpool	72 miles
Manchester	80 miles

Ports

Ellesmere	56 miles
Hull	147 miles
Teesport	190 miles
Felixstowe	193 miles
Thames	193 miles

Source: AA Routemaster



SATNAV: TF3 3AH

MISREPRESENTATION ACT 1967

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