

# To Let



## Industrial Units 1-3

Audley Avenue Enterprise Park, Newport TF10 7DW



**Manufacturing/warehouse space available  
34,064ft<sup>2</sup> (3164m<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 estate (Audley Avenue Enterprise Park) comprises two terraces of units, an office building 'Nova House' and a central toilet block, set within a site of 7.37 acres. The premises has two roller shutter access doors with height of 4.3m and 4.7m. The gross internal floor area is 34,064ft<sup>2</sup> (3,164m<sup>2</sup>).

It is of steel frame construction, brick/block infill and profile sheet pitched roof. There is on-site parking to the rear of the units. There is potential to split the unit subject to services being brought in and dividing walls constructed.

## Accommodation

Gross internal area 34,064ft<sup>2</sup> (3,164m<sup>2</sup>).

## Town Planning

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

## Services

There is gas, 3 phase electricity and water supplied to the property, all are sub metered and off charged by the Landlord.

## Tenure

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

## Rent

£120,000 plus VAT per annum, subject to reviews.

## Business Rates

The Lessee shall be responsible for the payment of business rates, the current rateable value is to be determined as currently incorporates accommodation within Nova House, guideline is £89,692 multiplied by the rate in the £.

## Estate Service Charge

There is a charge to all occupiers on the estate (Audley Avenue) apportioned by floor area, for the cost of the upkeep of the common areas. Budget cost for April 2020 – March 2021 is £16,009 plus VAT, reconciled at year end (31 March).

## Insurance

The Landlord insures the premises and off charges a premium, for 20/21 this is £6,526 p/a plus VAT.

## Viewing

To arrange a viewing or for further details please contact:

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Produced by the Design Team, Corporate Communications.  
Published March 2020 © Borough of Telford & Wrekin D6046