



Telford & Wrekin  
Co-operative Council

Protect, care and invest  
to create a better borough



# To Let

## Industrial Units 11 and 12

Audley Avenue Enterprise Park, Newport TF10 7DW



**Industrial/storage space available 8,475ft<sup>2</sup> (787.28m<sup>2</sup>)**

**Private on site parking**



01952 384333



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# Industrial Units 11 and 12, Audley Avenue Enterprise Park, Newport TF10 7DW

## 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 and an office building 'Nova House', set within a site of 7.37 acres. The premises is of steel frame construction, brick/block infill with profile sheet pitched roof and benefits from a single, automatic roller shutter access door and eaves height of 5.8m.

There is on-site parking to the side of the units and a communal toilet block accessible for the industrial units positioned to the centre of the site.

## Accommodation

Net internal area 8,475ft<sup>2</sup> (787.28m<sup>2</sup>).

## Town Planning

The accommodation currently has consent for use within classes B2 and B8.

## Services

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

## Tenure

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

## Rent

£30,000 plus VAT per annum.

## Business Rates

The lessee shall be responsible for the payment of business rates. The Property's current rateable value is £31,750.

## Estate Service Charge

There is a charge to all occupiers on the estate apportioned by floor area, for the cost of the upkeep of the common areas. Budget cost for April 2023-March 2024 is £4,723 plus VAT, reconciled at year end (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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