Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Estates & Investments

To Let

Industrial Units 1-3

Audley Avenue Enterprise Park, Newport TF10 7DW

Manufacturing/warehouse space available
34,477ft² (3,203m²)

Private on site parking

01952 384333

estates&investments@telford.gov.uk

www.estatesandinvestments.co.uk

Industrial Units 1-3, 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, 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 34,477ft² (3,203m²).

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 34,477ft² (3,203m²).

Town Planning

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

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

£137,900 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 £116,000.

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 2026-March 2027 is £18,244.02 plus VAT, reconciled at year end (31 March).

Insurance

The Landlord insures the premises and off charges a premium, for 2026/27 is £2,229.82 p/a plus VAT.

Viewing

To arrange a viewing or for further details please contact:

Mandy Williams Estates Officer
Tel: 01952 381144
mandy.williams@telford.gov.uk

Caroline Tudor Team Leader
Tel: 01952 384334
caroline.tudor@telford.gov.uk

Estates & Investments
Tel: 01952 384333
estates&investments@telford.gov.uk

Telford & Wrekin Council,
Estates & Investments,
Darby House,
Lawn Central,
Telford
TF3 4JA

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(iii) 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 lessees 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 Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) the reference to any plant, machinery, equipment, fixtures 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 lessees should satisfy themselves as to the fitness for their requirements.

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