

The Property Professionals

**BULLEYS
BRADBURY**

CHARTERED SURVEYORS

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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

PRELIMINARY DETAILS FOR SALE/TO LET

INDUSTRIAL UNITS/COMPOUNDS

SHIFNAL INDUSTRIAL ESTATE
LAMLEDGE LANE
SHIFNAL
SHROPSHIRE, TF11 8SD

From 438 sqft (41 sqm)

Coming Soon

Range of refurbished industrial premises

M54 2.5 miles

bulleysbradbury.co.uk/shifnalie



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

Wolverhampton
01902 713333

01952 292233

Oldbury
0121 544 2121

View more at bulleysbradbury.co.uk

LOCATION

Shifnal Industrial Estate is situated in a popular location on the outskirts of Shifnal Town Centre, close to the associated Town Centre facilities. The M54 is only approximately 2.5 miles to the North West. Telford Town Centre approximately 5 miles. Wolverhampton is approximately 15 miles to the South East.

DESCRIPTION

A variety of units are available which are currently undergoing extensive refurbishment.

Works include the replacement of the roofs, new roller shutter doors, electrics etc. Recent Estate works include road repairs, installation of CCTV and Estate lighting and refurbishment of the welfare block.

ACCOMMODATION

Current Availability

Gross internal floor areas approximately:-

	sqft	sqm
Unit 5	2,721	253
Unit 6	823	76
Unit 7	1,935	180
Unit 8/9	438	41
Unit 10A	950	88
Unit 16	1,189	112

PRICE/RENT

Available for sale or to let. Terms upon application.

SERVICES

We are advised that mains electricity are connected or available. Interested parties are advised to check this position with their adviser/contractors. Electric sub-meters are provided. A WC is to be provided in the refurbished communal block.

PLANNING

Interested parties are advised to make their own enquiries with Shropshire Council on 0345 678 9000.

EPC

We understand that EPC's are not required for these premises.

SERVICE CHARGE

There will be a service charge towards maintenance/repairs of the common estate areas. Details upon application..

RATES

We are verbally advised by Shropshire Council that the assessments are as follows:

Rateable Value:

Unit 5 - £8,500
Unit 6 - £2,650
Unit 7 - £6,600
Unit 9 - £2,600 (included with Unit 8 & Unit 23)
Unit 10A - £3,900
Unit 16 - £4,150

Subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 01952 380000.

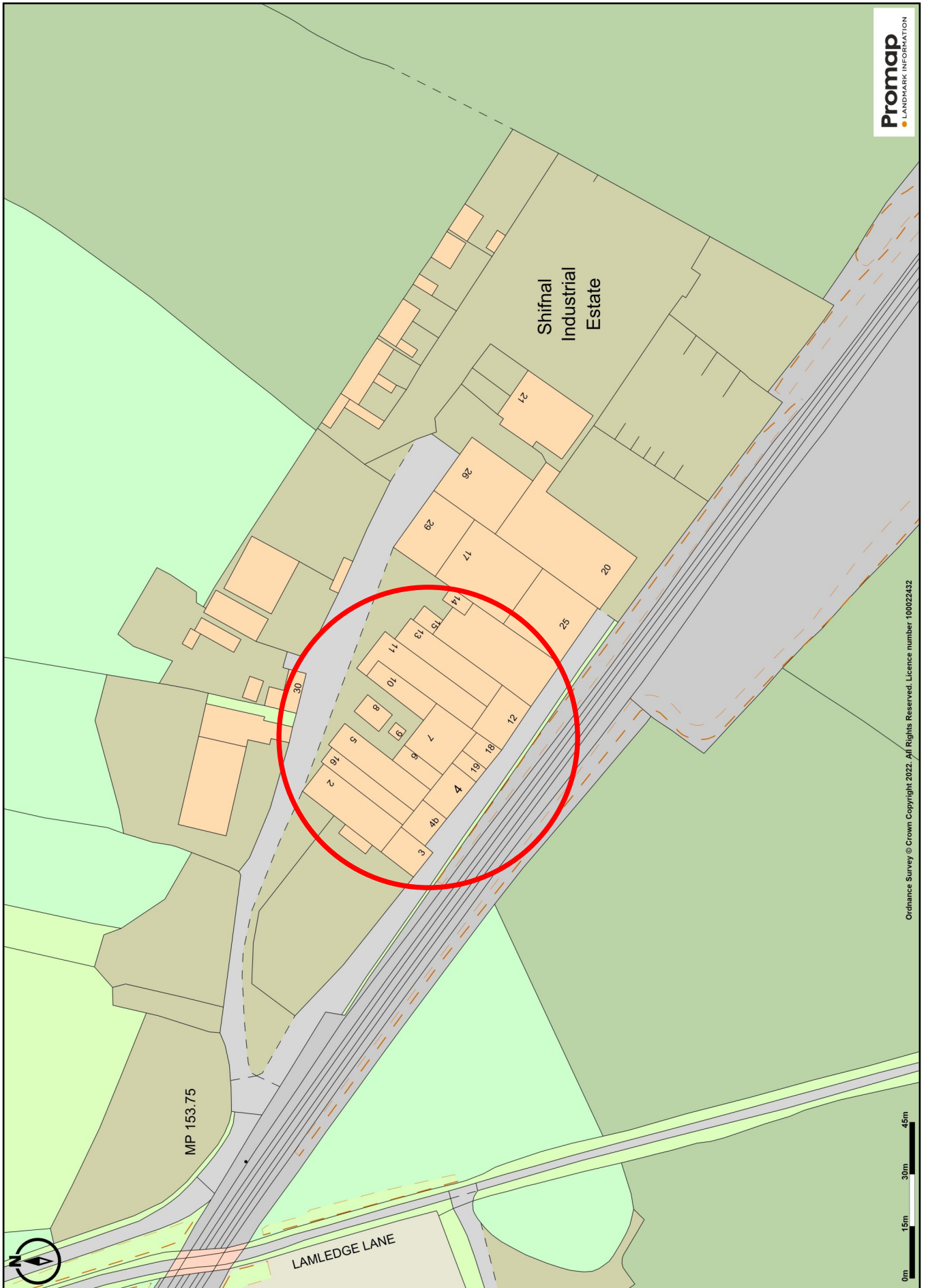
WEBSITE

Aerial photography and further information is available at bulleys.co.uk/shifnalie

VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details prepared 04.22



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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