



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET**

**INDUSTRIAL UNIT**

**950 ft<sup>2</sup> (88 m<sup>2</sup>)**



**UNIT 10A, SHIFNAL INDUSTRIAL ESTATE, LAMLEDGE LANE  
SHIFNAL, SHROPSHIRE, TF11 8SD**



◆ Refurbished industrial unit

◆ Popular edge of town location,  
close to M54

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## LOCATION

Shifnal Industrial Estate is situated in a popular location on the outskirts of Shifnal Town Centre.

Shifnal is well located approximately 4 miles to the South East of Telford Town Centre with easy access to the M54 via Priorslee Road connecting to Junction 4. Wolverhampton is approximately 15 miles to the South East.

## DESCRIPTION

This unit has been recently refurbished.

WC facilities are provided in the refurbished communal block.

## ACCOMMODATION

|          | sqft | sqm |
|----------|------|-----|
| Unit 10A | 950  | 88  |

## SERVICES

Interested parties are advised to check the position with their advisors/contractors.

## RENT

£10,000 per annum exclusive plus VAT. Terms by negotiation.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

## PLANNING

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

## EPC

We understand that an EPC is not required for this unit.

## RATES

We are verbally advised by Shropshire Council that the current assessment is as follows ;

### Rateable Value (From 1 April 26)

|         |        |
|---------|--------|
| Unit 16 | £3,650 |
|---------|--------|

Interested parties should enquire to the Local Authority to confirm their specific liability on 01952 380000.

If small business relief is claimed, then no rates will be payable.

## VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

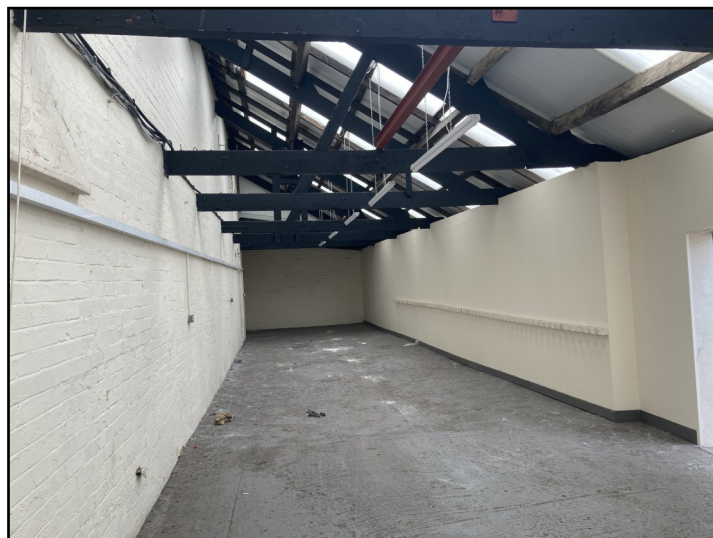
## WEBSITE

Aerial photography and further information is available at [bulleysbradbury.co.uk/16shifnalie](http://bulleysbradbury.co.uk/16shifnalie)

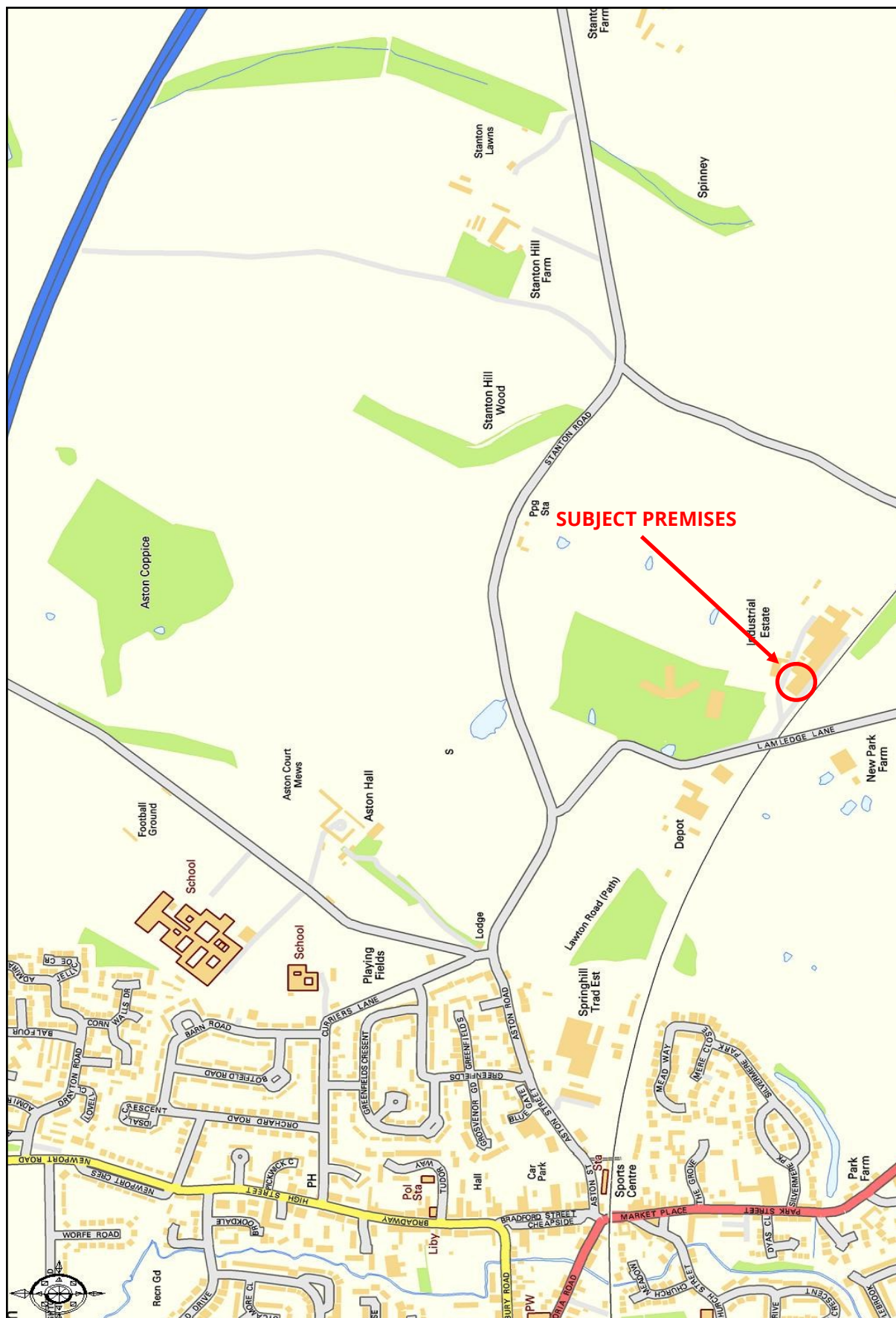
## VIEWING

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

Details prepared 06.26







#### 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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