

MODERN FREEHOLD PROPERTY FOR SALE

Unit B, Lodge Park, Hortonwood 30,
Telford, Shropshire, TF1 7ET



LOCATION

The property is located on Lodge Park, a modern, industrial development along Hortonwood 30, at the heart of Telford Industrial and Logistics area.

DESCRIPTION

The property comprises a detached commercial unit offering two-storey office accommodation and an integral warehouse, together with a tarmacadam loading area to the front and on-site car parking for approximately 12 vehicles.

The warehouse benefits from a single loading door in the front elevation, providing vehicular access. The building has an eaves height of c.6 metres.

The offices are accessed via a covered pedestrian entrance to the front, which leads to a reception area and partitioned offices at ground floor level, including shower room, kitchen and ladies/gent's/disabled WC facilities. There is a staircase and passenger lift to the first floor, which provides mainly open plan space with some cellular offices. The offices have suspended ceilings, fluorescent lighting, carpet tile floor coverings, perimeter trunking and a combined heating, comfort cooling and ventilation system.

ACCOMODATION

We calculate the following approximate areas:

Warehouse	1,062 sq ft	98.7 sq.m
Ground Floor Offices	2,116 sq ft	196.6 sq.m
First Floor Offices	2,116 sq ft	196.6 sq.m
Total Net Internal Area	5,295 sq ft	491.9 sq.m

TENURE

The property is held freehold.

EPC

A copy of the Energy performance Certificate can be made available upon request.

PRICE

£500,000 (Five Hundred Thousand Pounds) exclusive.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£33,250**
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

All parties to be responsible for their own costs.

VIEWINGS

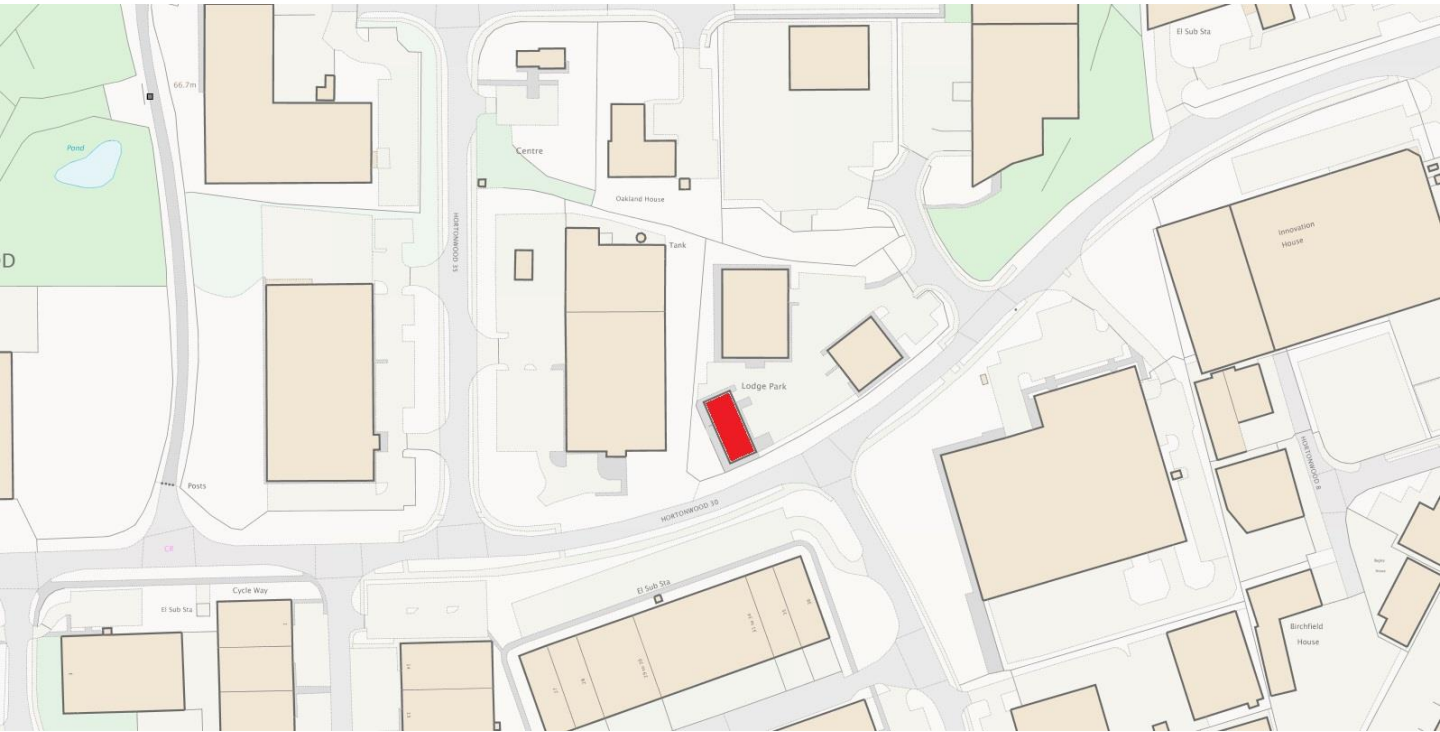
Strictly by appointment with the Sole Retained Agents – Creative Retail.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

ENTIRE FREEHOLD PROPERTY FOR SALE

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