

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 tarmac 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.

VAT

We are advised that the property is elected for VAT.

LEGAL COSTS

All parties to be responsible for their own costs.

VIEWINGS

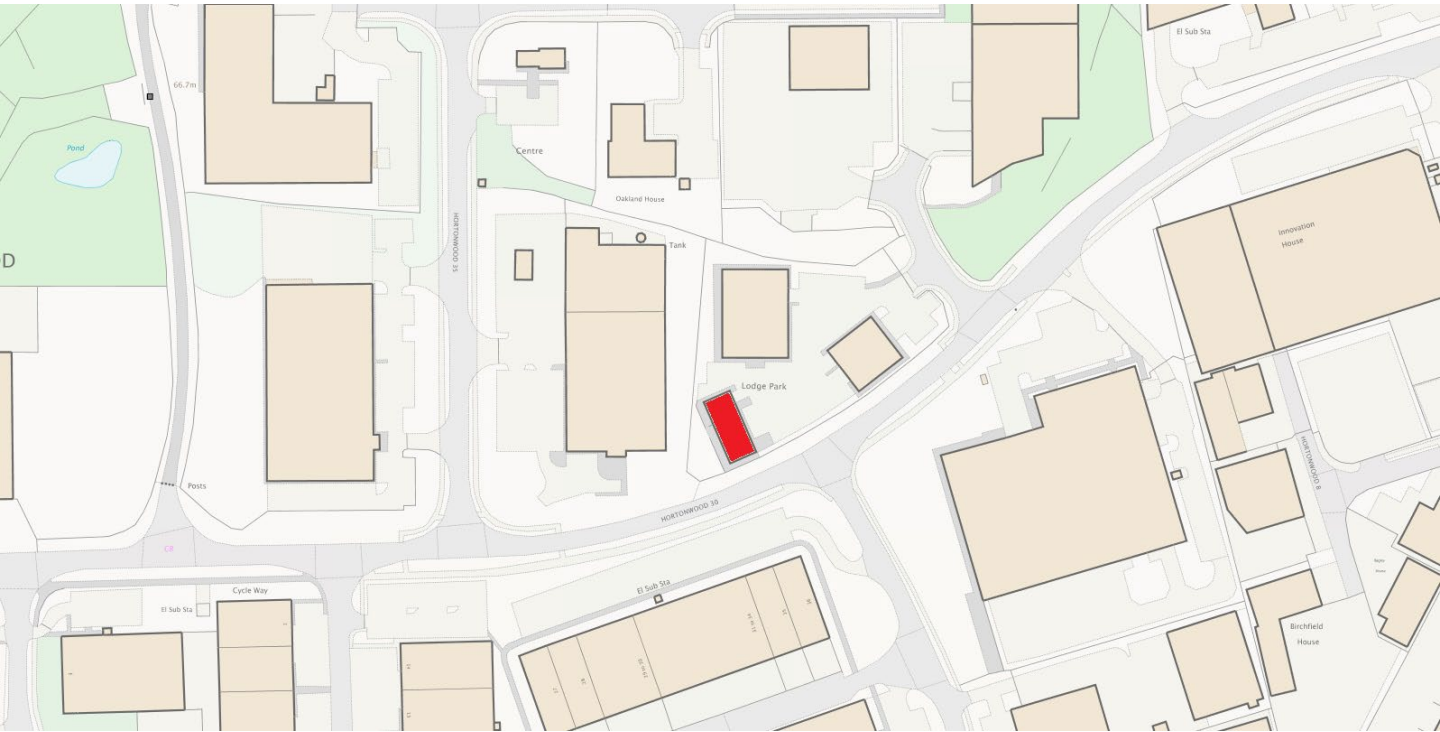
Strictly by appointment with the Sole Retained Agents – Creative Retail.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

ENTIRE FREEHOLD PROPERTY FOR SALE

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



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants 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, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Matt Pegg

Tel: 0121 400 0407

Email: matt@creative-retail.co.uk