



# WORKSHOP & OFFICE SPACE - TO LET

**Unit 1 Wrestlers Farm, Brockhurst Road, Shifnal TF11 8NE**

///skills.debut.elite



GIA 1,805 sq ft (167.69 sq m)

The premises are located in Brockhurst just off the A5, approximately 10.4 miles east of Telford Town Centre, 12.2 miles north of Wolverhampton City Centre and 7.7 miles from Junction 12 of the M6.

The premises comprises a brick and timber clad building with a ground floor workshop, storerooms, kitchen area and w/c amenities with first floor office accommodation. The unit is accessed via a double timber door and the electric roller shutter at rear. Car parking is available at the front of the unit.

The building is available at a rent of £14,000.00 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance. EPC Awaited.

For further information please contact Erin Beards on 07534 687232.

Details Created 04/24

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