



# WAREHOUSE & OFFICE SPACE - TO LET

**Unit 2 Woodside Farm, Lizard Lane, Shifnal TF11 8QE**

///lizard.bookcases.ambushed



GIA 6,059 sq ft (562.88 sq m)

The premises is located on Lizard Lane, which is situated just off the A41, approximately and 3.2 miles from Junction 3 of the M54, 7.5 miles east of Telford Town Centre and 14.2 miles north of Wolverhampton City Centre.

The premises comprises a ground floor warehouse space and a large secure yard at the rear measuring 0.13 acres. The office is accessed separately alongside kitchen and w/c amenities. The unit is accessible via electric roller shutters at both ends. Car parking is available at the front of the unit.

The building is available at a rent of £40,000.00 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 05/24

**WIGGINS LOCKETT THOMPSON LTD**

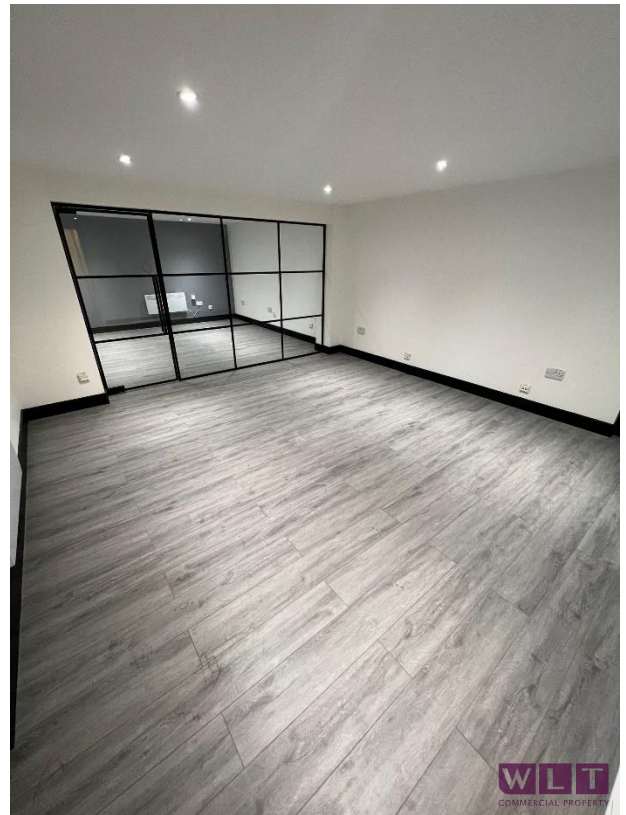
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