



WORKSHOP SPACE TO LET
BRADFORD ESTATES BUSINESS CENTRE
WESTON-UNDER-LIZARD
SHROPSHIRE
TF11 8JU

///cutaway.stitch.sandpaper



Bradford Estates Business Centre is located in Weston-Under-Lizard, adjacent to the A5. It lies approximately 7.4 miles east of Telford Town Centre, 13.7 miles north of Wolverhampton City Centre, and 3.8 miles north of Junction 3 on the M54.

The property consists of a range of brick-built workshop units within a secure site. External W/C facilities are provided and maintained by the landlord. Ample car parking is available within the landscaped surroundings.

Units range in size from 167 sq ft to 2,119 sq ft. Current availability is listed overleaf.

Units are available on standard terms, to be advised. Additional costs include Service Charge, Business Rates (where applicable), and Buildings Insurance (please contact the Agent for further details).

For more information or to arrange a viewing, please contact Erin Beards at 07534 687232.

Subject to Contract
Details Created 09/24

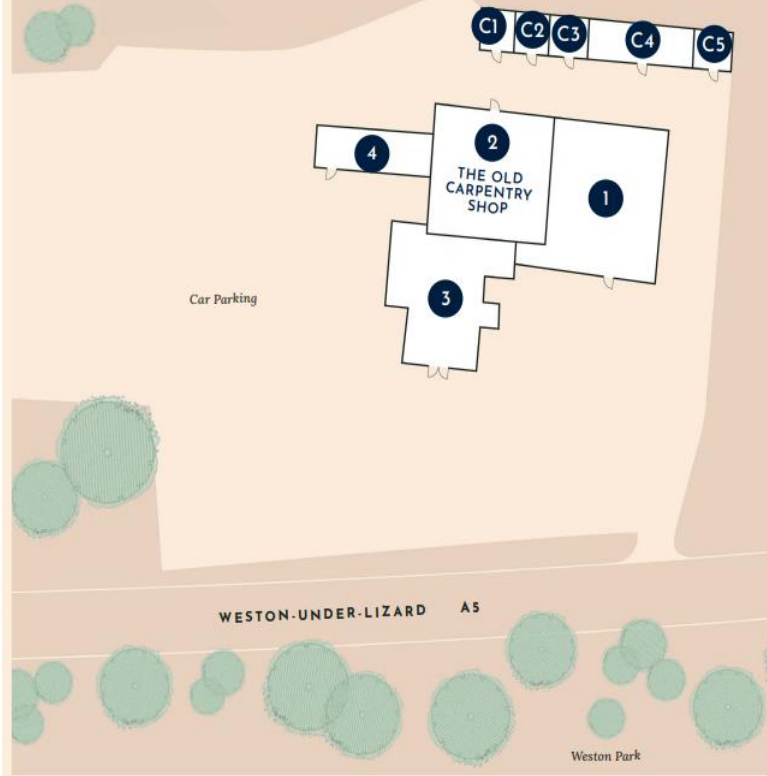
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BRADFORD ESTATES

Business Centre, TF11 8JU



Plans for illustrative use only.

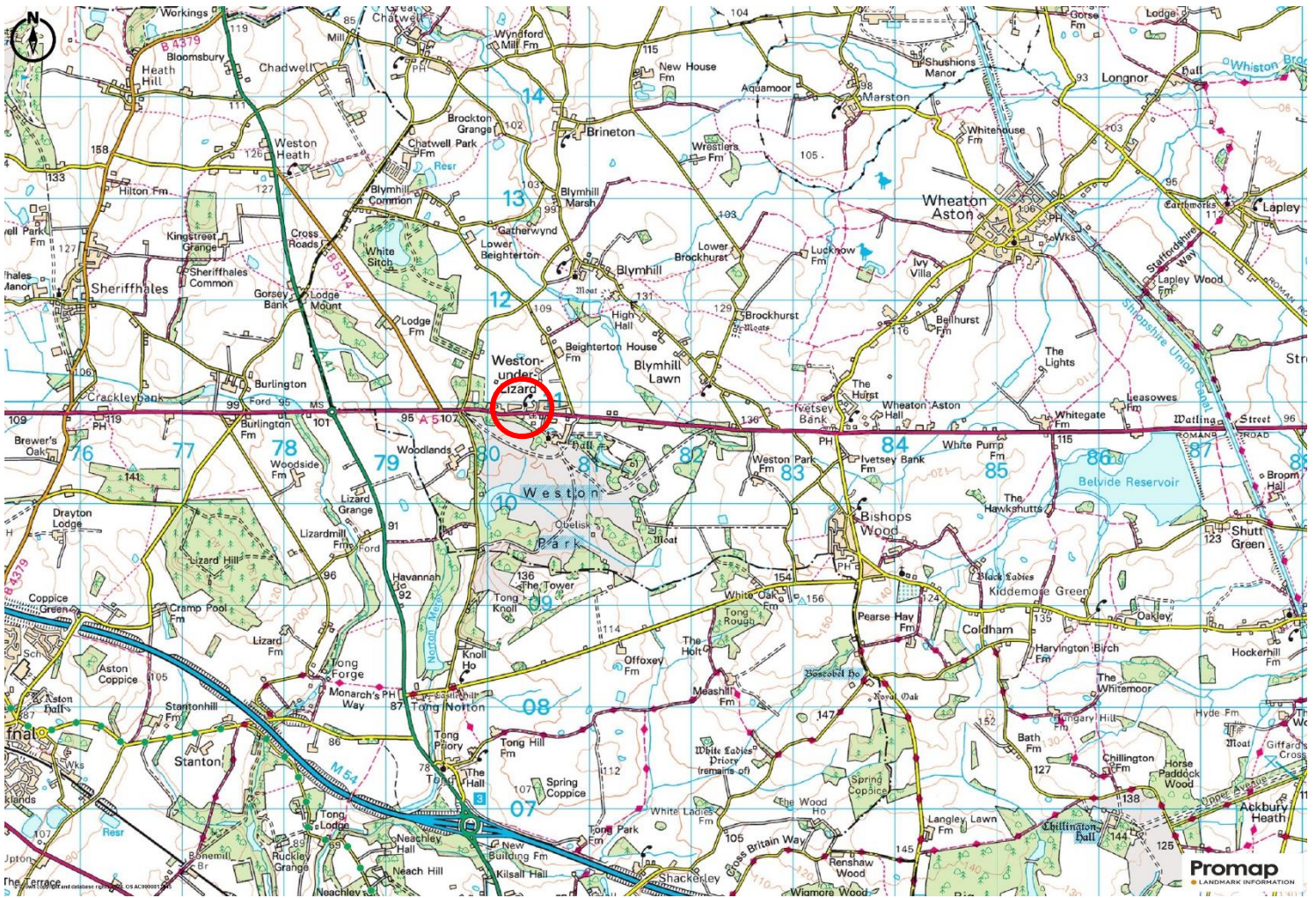
Current Availability:

| | <u>Size sq ft</u> | <u>Rent pcm</u> | <u>Availability</u> |
|------------------------------------|-------------------|-----------------|---|
| Unit 1 | n/a | n/a | OCCUPIED |
| Unit 2 'Old Carpentry Workshop' | 1,797 sq ft | £599.00 pcm | AVAILABLE |
| Unit 3 'The Old Drying Shed' | 2,119 sq ft | £664.00 pcm | AVAILABLE |
| Unit 4 | n/a | n/a | COMING SOON |
| C1-C5 Workshops | 167-474 sq ft | POA | AVAILABLE Contact Fields of Shifnal |

IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. 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 nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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 in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.



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