



**COMMERCIAL SPACE TO LET**  
**MONARCH'S WAY BUSINESS VILLAGE**  
**TONG**  
**SHROPSHIRE**  
**TF11 8PW**

///regal.transmits.smile



Unit 1 Monarch's Way



Unit 8 Monarch's Way



Monarch's Way Business Village is situated in Tong, close to the A41. It is approximately 8.6 miles east of Telford Town Centre, 9.9 miles north of Wolverhampton City Centre, and just 0.7 miles north of Junction 3 on the M54.

The site offers a variety of storage and workshop units within a discreet, managed, multi-let setting. External W/C facilities are provided and maintained by the landlord, and ample car parking is available within the landscaped surroundings.

Unit sizes range from 225 sq ft to 7,329 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 more details).

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

Subject to Contract  
Details Amended 10/24.

**WIGGINS LOCKETT THOMPSON LTD**  
73 High Street, Madeley  
Telford, Shropshire TF7 5AH  
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Registered in England & Wales 8686171

# MONARCH'S WAY

Business Village, TF11 8PW



Unit 1 Monarch's Way



Unit 8 Monarch's Way

Plans for Illustrative Use Only.

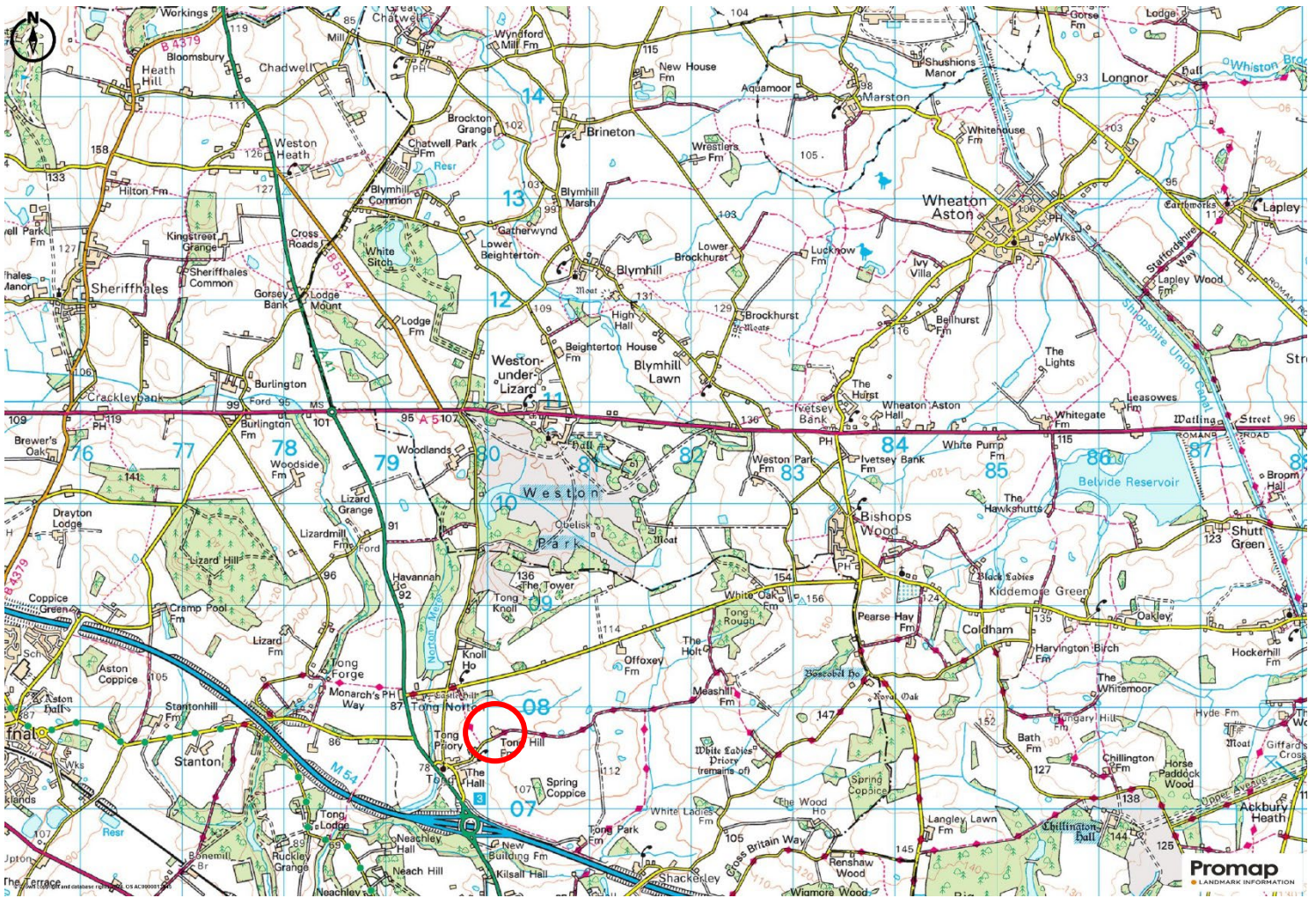
## Current Availability:

	<u>Size sq ft</u>	<u>Rent pcm</u>	<u>Availability</u>
Unit 1	914 sq ft	POA	UNDER OFFER
Unit 2	n/a	n/a	OCCUPIED
Unit 3	n/a	n/a	OCCUPIED
Unit 3a	n/a	n/a	OCCUPIED
Unit 4	792 sq ft	POA	AVAILABLE
Unit 5	n/a	n/a	OCCUPIED
Unit 6	n/a	n/a	OCCUPIED
Unit 7	n/a	n/a	OCCUPIED
Unit 8	2,981 sq ft	POA	OCCUPIED
Unit 9	7,329 sq ft	POA	COMING SOON
Unit 10	2,573 sq ft	POA	COMING SOON

### 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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