

COMMERCIAL UNITS TO LET

TRENCH LOCK 3

TELFORD

SHROPSHIRE

TF1 5ST

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The Trench Lock 3 estate is a busy, successful commercial estate in the North of Telford. The estate has a total of 35 Units let to engineering, carpentry, storage, and a limited amount of service industries.

The estate is ring fenced, CCTV covered and accessible 24/7 to occupiers. End units have yard space, and the entire estate has been re-roofed and full estate refurbishment is in hand.

Units range in size from 375 sq ft to just under 2000 sq ft.
Current availability is shown on Page 2.

Units are available on three-year leases. Service Charge, Business Rates and Buildings Insurance are payable in addition (please contact Agent for further assistance).

For further information or to arrange an inspection, please contact Erin Beards on 07534 687232.

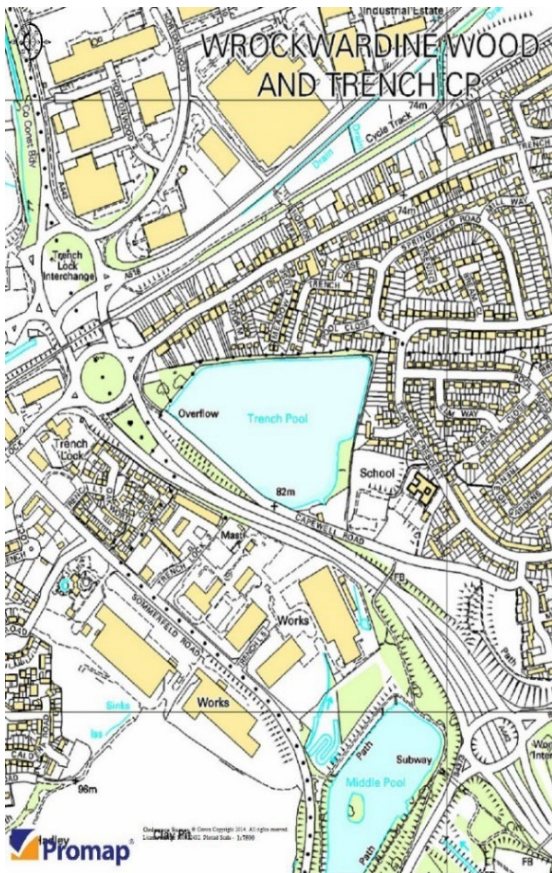
Subject to Contract
Full EPC's available on request.

Details updated 01/2025.

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Registered in England & Wales 8686171



Plans for Illustrative Purposes Only:

Current Availability:

	<u>Size sqft</u>	<u>Rent pcm</u>	<u>Availability</u>
Unit 2	1880 sq ft	£1,410.00 pcm	AVAILABLE
Unit 7	920 sq ft	£812.50 pcm	UNDER OFFER
Unit 24	375 sq ft	£416.66 pcm	UNDER OFFER
Unit 30	375 sq ft	£416.66 pcm	AVAILABLE
Unit 31	375 sq ft	£416.66 pcm	AVAILABLE SOON
Unit 34	375 sq ft	£416.66 pcm	AVAILABLE 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.