



**COMMERCIAL SPACE TO LET**  
**UNIT 2 LODGE FARM**  
**WESTON-UNDER-LIZARD**  
**SHROPSHIRE**  
**TF11 8JJ**

///footpath.barstool.painter



Lodge Farm is conveniently situated just off the A5, approximately 11.6 miles east of Telford Town Centre, 15.4 miles northwest of Wolverhampton City Centre, and 4.3 miles north of Junction 3 of the M54.

The building is available at a rent of £45,000.00 pa. Please note that the Service Charge, Business Rates (if applicable), and Buildings Insurance are additional costs.

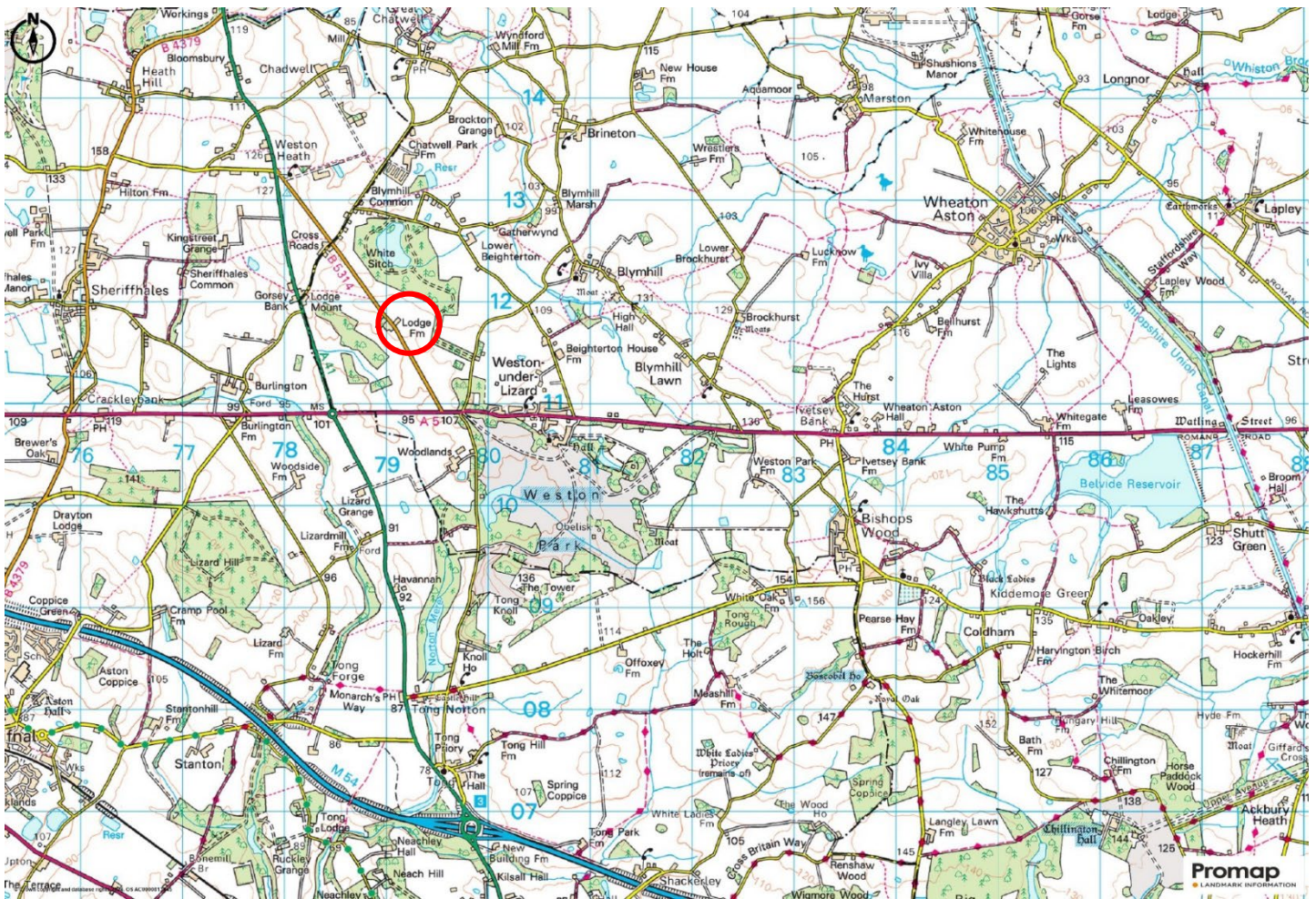
**Key Information**

- 15,548 sq ft
- 5m minimum eaves in main warehouse space
- Large Access Doors
- Car Parking
- 3 Phase Electricity Supply
- Refurbishment available

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

Subject to Contract  
Details Created 02/25.





**IMPORTANT NOTICE**

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- (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.