

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 04/2025.

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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	UNDER OFFER
Unit 24	375 sq ft	£416.66 pcm	AVAILABLE SOON
Unit 25	375 q 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

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