



COMMERCIAL SPACE TO LET
WOODSIDE BUSINESS VILLAGE
TONG
SHROPSHIRE
TF11 8QE

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Woodside Business Village is conveniently situated just off the A41, approximately 6.6 miles east of Telford Town Centre, 12.1 miles north of Wolverhampton City Centre, and 2.9 miles north of Junction 3 of the M54.

This managed multi-let site offers a range of workshops and storage units. Ample car parking is available within the landscaped surroundings.

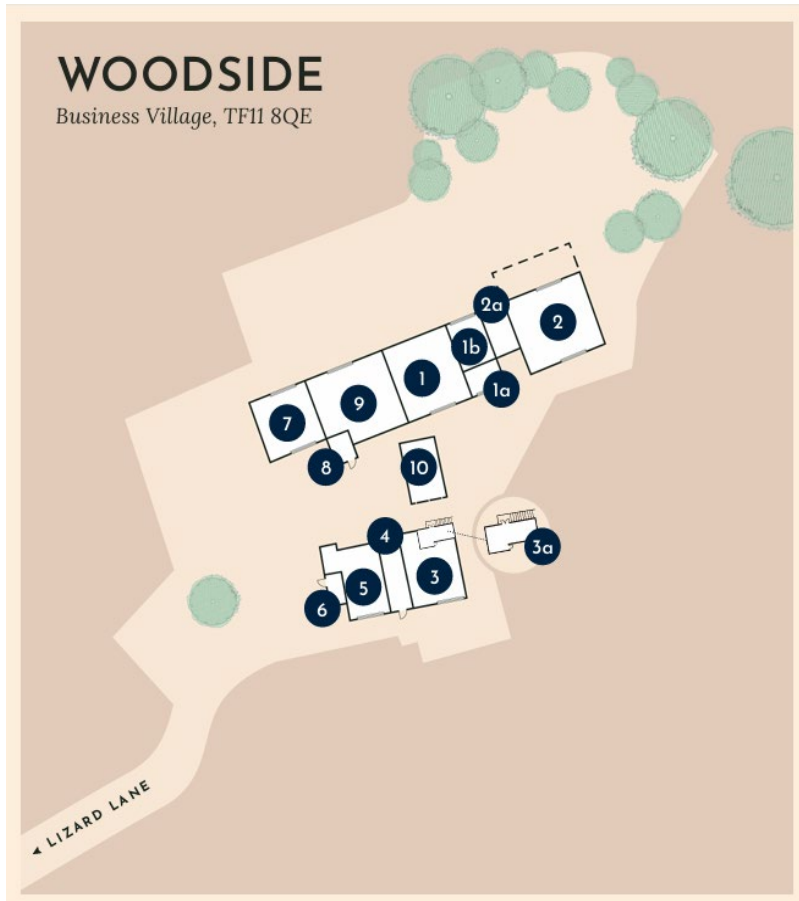
Unit sizes range from 414 sq ft to 5,668 sq ft. Current availability is listed overleaf.

Units are available on standard terms, to be advised. Please note that the Service Charge, Business Rates (if applicable), and Buildings Insurance are additional costs.

For more information or to arrange a viewing, please contact Erin Beards at 01952 603303 or 07534 687232.

Subject to Contract
Details Amended 11/25.

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Plans for Illustrative Use Only

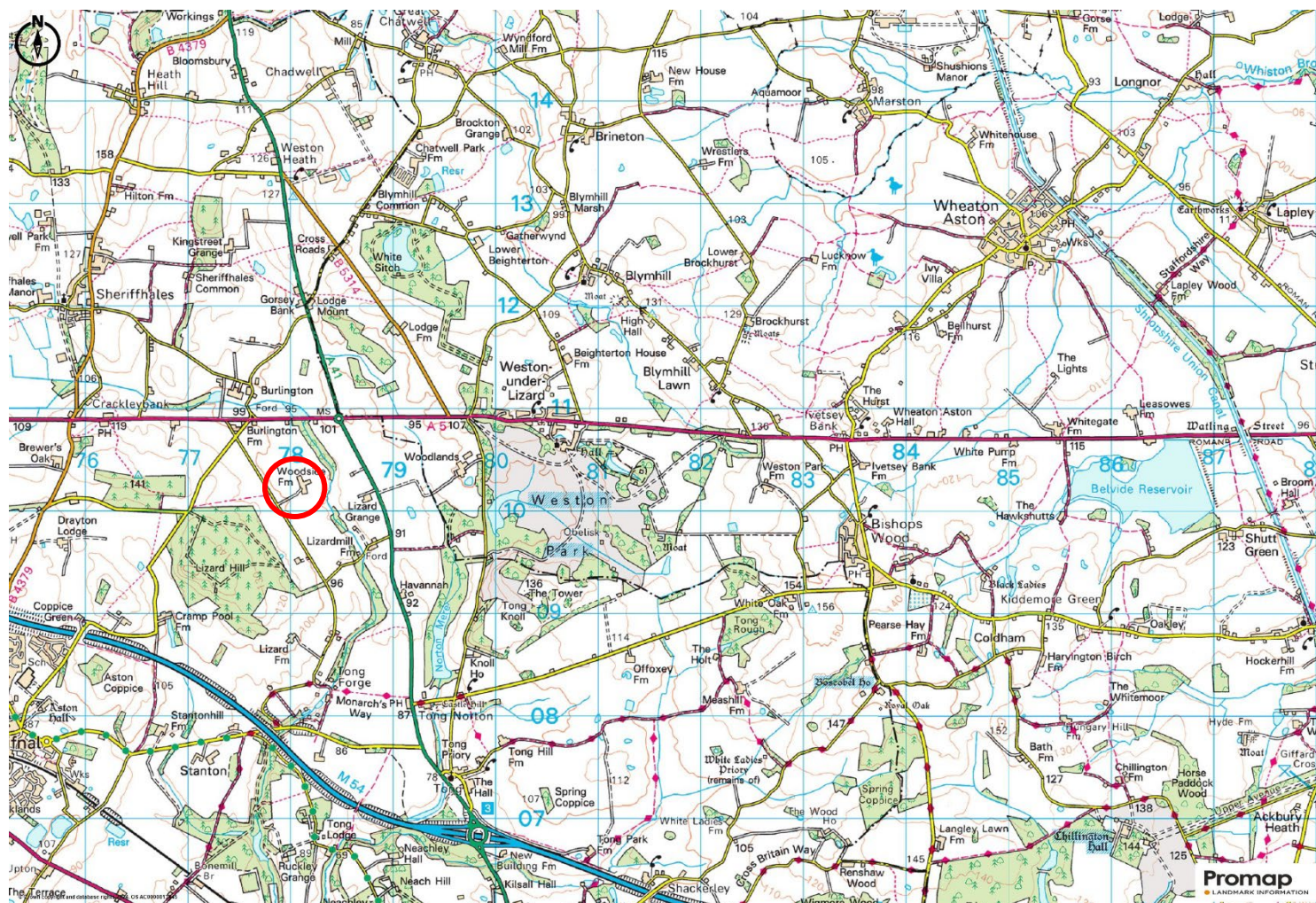
Current Availability:

	<u>Size sq ft</u>	<u>Rent pcm</u>	<u>Availability</u>	<u>Annual Service Charge</u>
Unit 1a (Office Space)	414 sq ft	n/a	OCCUPIED	
Unit 1b	1,654 sq ft	£1,000.00	OCCUPIED	
Unit 2	Internal -5,668 sq ft External Yard – 5,865 sq ft (0.13 acres)	n/a	OCCUPIED	
Unit 2a	1,822 sq ft	n/a	OCCUPIED	
Unit 3	3,391 sq ft	n/a	OCCUPIED	
Unit 4	1,315 sq ft	n/a	COMING SOON	
Unit 5	2,626 sq ft	n/a	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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