



Unit 3, Mill Lane Industrial Estate, Tenbury Wells, WR15 8LF

Industrial Unit / Warehouse

Summary

Tenure	To Let
Available Size	4,166 sq ft / 387.03 sq m
Rent	£25,750 per annum
Rateable Value	£18,121
EPC Rating	D (77)

Key Points

- Located just off A443
- Eardiston location
- 4,166 sq ft / 387.03 sqm
- 6 miles east of Tenbury Wells
- Situated in picturesque surrounds and locality

Unit 3, Mill Lane Industrial Estate, Tenbury Wells, WR15 8LF

DESCRIPTION

Mill Lane is a rural estate in the village of Eardiston on a 1.8 acre site in the picturesque surroundings of the River Teme. The site is comprised of 3 separate structures, each containing several units with a further detached Grade II listed building at the forefront of the shared yard entrance. Built of steel made structures and corrugated metal panelling roofing, the estate is equipped with two access points and common yards.

LOCATION

Located just off the A443 in Eardiston, Mill Lane Industrial Estate sits circa 6 miles east of Tenbury Wells and 3.5 miles east of the A456. The location presents a strategic opportunity for businesses seeking a balance between a tranquil working environment and proximity to local and regional infrastructure. With its versatile surroundings and potential for various commercial uses, the unit offers an attractive opportunity for businesses looking to establish or expand their operations in a thriving area.

ACCOMMODATION

4,166 sq ft
387.03 sq m
Gross Internal Area

TENURE

Leasehold. Available on a new lease for a term of years to be agreed.

RENT

£25,750.00 per annum (exclusive)

BUSINESS RATES

Rateable Value - £18,000.00.

Rates Payable - To be confirmed.

SERVICE CHARGE

Further details upon application.

INSURANCE

Further details upon application.

VAT

To be confirmed.

LEGAL FEES

Each side to pay their own.

EPC

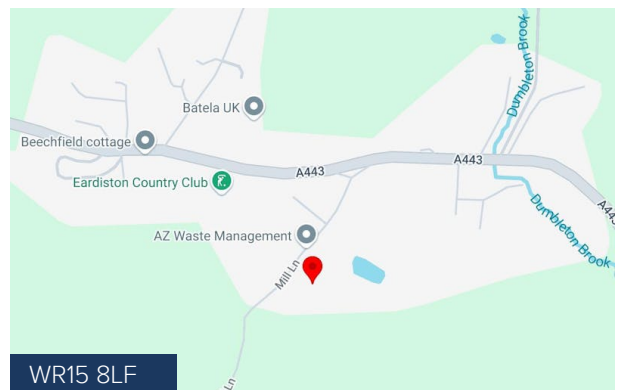
D-77 valid until 28 April 2029.

VIEWINGS

Strictly by appointment with the agent Shepherd Commercial.

VIDEO

- Drone Footage - <https://shorturl.at/LOFuC>



Viewing & Further Information

ROSS BENDALL

07712736695

ross@shepcom.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/12/2024

