

Unit 6, Mill Lane Industrial Estate, Tenbury Wells, WR15 8LF

Industrial Unit / Warehouse

Summary

Tenure	To Let
Available Size	8,004 sq ft / 743.60 sq m
Rent	£30,000 per annum
Rateable Value	£33,000
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Key Points

- Located just off A443
- 8004 sq ft / 743.59 sq m
- Situated in picturesque surrounds and locality
- Eardiston location
- 6 miles east of Tenbury Wells

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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 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

8004 sq ft
743.59 sq m
Gross Internal Area

TENURE

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

RENT

£30,000 per annum (exclusive)

BUSINESS RATES

Rateable Value - £33,000.00.

Rates Payable - To be confirmed.

SERVICE CHARGE

Further details upon application.

INSURANCE

Further details upon application.

VAT

To be confirmed.

LEGAL FEES

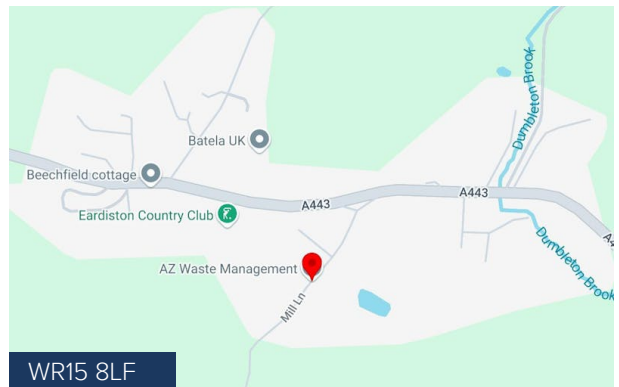
Each side to pay their own.

VIEWINGS

Strictly by appointment with the agent Shepherd Commercial.

VIDEO

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



WR15 8LF

Viewing & Further Information

ROSS BENDALL

07712736695

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