

**TO LET – LARGE COMMERCIAL YARD & UNITS**

**FORMER JEWSON SITE | WATLING STREET | WELLINGTON | SHROPSHIRE | TF1 2NJ**



# KEY POINTS

# 2.88

ACRES

TOTAL SITE AREA



TRADE COUNTER/WAREHOUSE/  
OFFICES WITH A TOTAL GROSS  
INTERNAL FLOOR AREA OF  
APPROXIMATELY 16,282 SQ FT

AVAILABLE TO LET  
AS A WHOLE  
OR IN PART


ALL MEASUREMENTS ARE APPROXIMATE




RENT

**UPON APPLICATION**

James Evans


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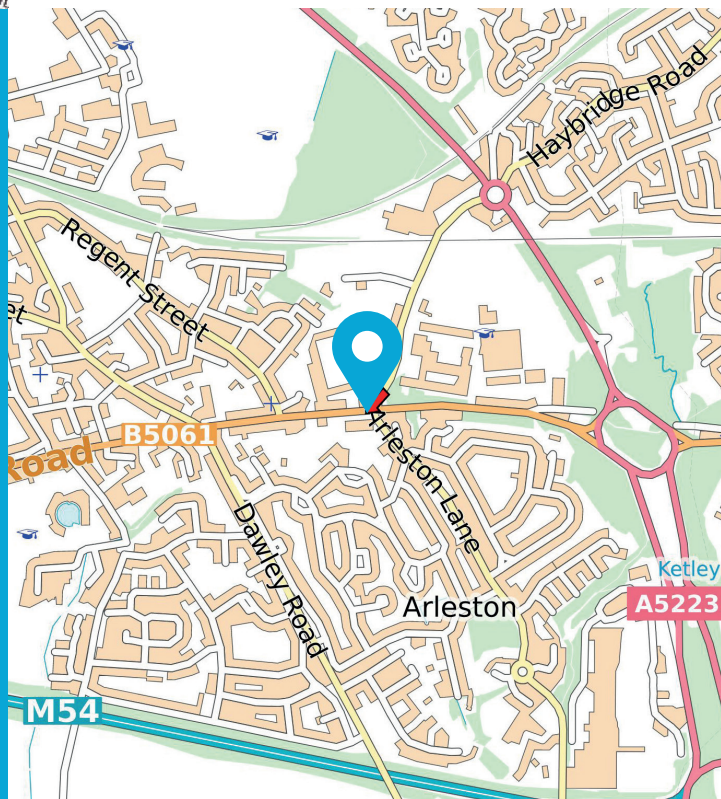
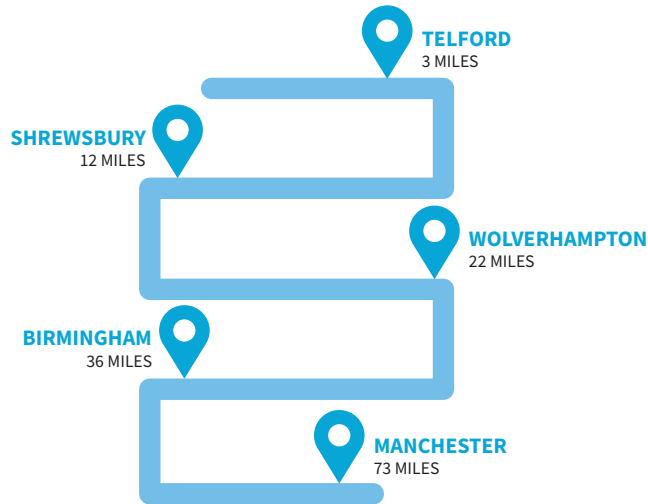
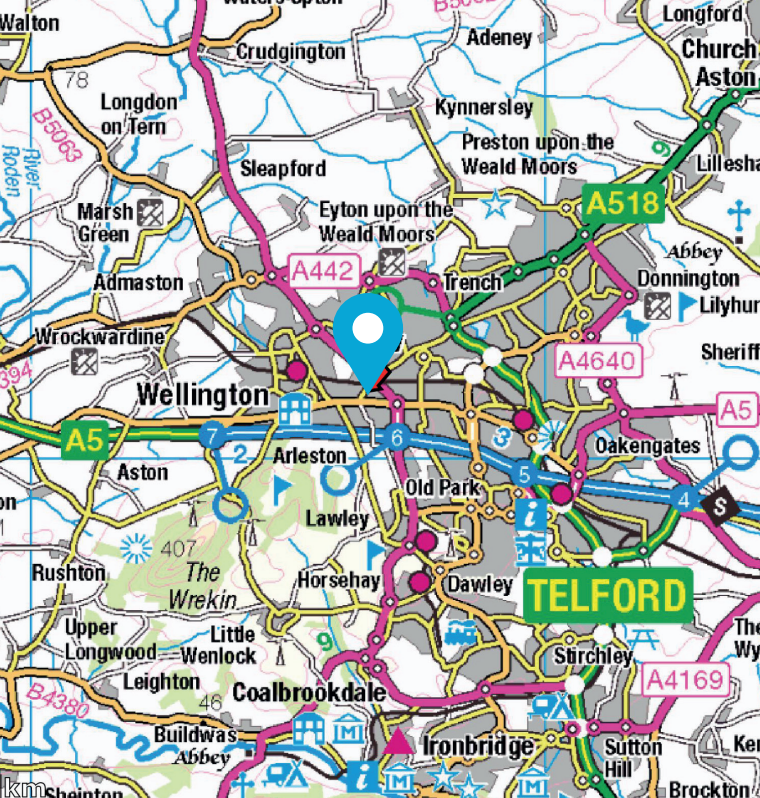
**Halls**

COMMERCIAL

Ellie Studley

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## LOCATION

The property is prominently located fronting onto Watling Street on the edge of the town of Wellington. Watling Street serves as a main arterial road and benefits from significant traffic movement that means the property lends itself to a variety of commercial/roadside uses (subject to statutory consents).

The property is located at the junction of Watling Street and Arleston Lane in area of mixed roadside commercial development with surrounding occupiers including Telford United Football Club and Farr and Harris.

The property is located within proximity of all local amenities and within easy access of the M54 with provides access to the national road network.

Wellington is a market town of Telford and a civil parish in the borough of Telford and Wrekin, Shropshire, England. It is situated 3 miles (4.8 km) north-west of Telford town centre and 12 miles (19 km) east of Shrewsbury; the summit of The Wrekin lies 3 miles (4.8 km) south-west of the town. The population of the town was 25,554 in 2011.



WELLINGTON  
POPULATION

26,000

APPROXIMATELY



what3words  
alleyway.inform.prep



# DESCRIPTION

The property comprises of a former builders merchants that would lend itself to a variety of commercial uses, subject to statutory consents. The property is prominently located and benefits from a significant road frontage onto Watling Street.

The property is accessed from Arlestone Lane and is available to let as a whole or in part. The whole property is comprises of a Total Site Area of approximately 2.88 acres (1.65 hectares) and benefits from a gated and fenced site that is arranged to provide two commercial buildings and a large concreted surfaced external yard area with parking and servicing.

The property has buildings providing a trade counter/ warehousing and offices with a Total Gross Internal Floor Area of approximately 16,282 ft sq (1,513 m sq).

The property is arranged so that it can be let in part as four sections being as three commercial units as detailed below and the letting of the large yard area separately to the west side of the property. Further details are available upon request from the letting agents.

## Trade Counter and offices

5,089 ft sq (472.73 m sq)  
with car parking and servicing.

## Warehouse One

5,711 ft sq (530.52 m sq)  
with car parking and servicing

## Warehouse Two

5,482 ft sq (5090.24 m sq)  
with car parking and servicing

The property provides the rare opportunity to let a prominently located site with a significant sized yard area and its potential can only be fully appreciated by undertaking an inspection of the property.



# ACCOMMODATION

All measurements are approximate

SITE	MEASUREMENTS
Trade Counter and offices	5,089 ft sq (472.73 m sq)
Warehouse One	5,711 ft sq (530.52 m sq)
Warehouse Two	5,482 ft sq (5090.24 m sq)
Large commercial yard with parking and servicing	
Total Site Area	2.88 acres (1.65 hectares)





## TENURE

The property is offered to let as a whole or alternatively consideration will be given to letting of the property in part with up to 4 options for letting being available.

The lettings will be granted on Tenants Full Repairing and Insuring terms (subject to service charge provisions if let as parts) for a length of term by negotiation with rent reviews at 3 yearly intervals.

## RATES/EPC

RATEABLE VALUE	ENERGY RATING
£85,000	BUILDING 1 - D (88)
<b>RATES PAYABLE</b> £46,410	BUILDING 2 - C (66)

 RATES  EPC

If the property is let in part there will be reassessments of the rateable value by the local charging authority further details from the letting agents upon request

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in the granting of the lease.

## PLANNING

Prospective tenants should make their own enquiries.

The property has previously traded as a builders merchants and would lend itself to a variety of commercial uses.

It is understood that the property currently benefits from planning consent for Use Class B and Use Class Sui Generis.

## SERVICES

(not tested at the time of inspection)

Mains water, electricity, drainage and gas are understood to be connected to the property.

## RENT

Upon application from the letting agents for the property as a whole and as separate parts.

## LOCAL AUTHORITY


Telford and Wrekin Council

Darby House

Lawn Central

Town Centre

Telford TF3 4JA

 01952 380000


 [TELFORD & WREKIN COUNCIL WEBSITE](#)



## VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

**Commercial Department**

 01743 450 700

 [commercialmarketing@hallsqb.com](mailto:commercialmarketing@hallsqb.com)

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