# TO LET

TSR
TOWLER SHAW ROBERTS

# MODERN TRADE COUNTER/FITNESS FACILITY IN POPULAR TRADE PARK LOCATION






**UNITS 2&3**

**AUDLEY AVENUE BUSINESS PARK**

**NEWPORT**

**SHROPSHIRE**

**TF10 7BX**

- Modern end of terrace trade counter/leisure facility extending to approx. 2,291 sqft (212.85 sqm) with additional mezzanine extending to approx. 1,403 sqft (130.4 sqm).
- Modern accommodation having forecourt car parking / loading area.
- Sought after Trade Park location with easy access to the main A41 linking Wolverhampton and Chester, and A518 trunk road linking Newport and Telford.
- Available To Let on a new Lease. Rent **£28,250** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

## Location

The property is located within Audley Avenue Business Park, an established commercial and industrial area to the east of Newport. The estate provides a range of national industrial, trade and commercial occupiers and benefits from good accessibility to the local and wider road network. The Business Park adjoins Newport Retail Park, home to occupiers including McDonald's, Lidl, Poundstretcher, Greggs, Subway and Ironbridge Interiors, with Screwfix, Howdens, Hughes Gray and Aldi also within close proximity, further reinforcing the area's appeal as an established trade and retail destination with strong passing footfall.

The property is conveniently situated close to the A41, providing direct links towards Wolverhampton and Whitchurch, with the A518 linking Newport and Telford.

Newport is a historic market town and important commercial centre within Shropshire, serving the surrounding rural and wider catchment areas. The town is strategically located approximately 7 miles northeast of Telford, providing access to the M54 motorway, linking the area with Birmingham and the wider West Midlands, with Shrewsbury and Stafford also within convenient travelling distance.

## Description

The property comprises a modern end of terrace trade counter/ leisure facility extending in total to approx. 3,694 sqft (343.25 sqm) including a mezzanine level extending to approx. 1,403 sqft (130.4 sqm).

The accommodation provides modern trade counter/ leisure space, currently fit out as a fitness/performance centre including a reception, open gym, treatment rooms/offices, open floor areas and separate male/ female changing rooms, including showers and W.C facilities. The property is deemed suitable for a variety of commercial uses, subject to planning. Externally the property provides forecourt car parking and delivery area.

## Accommodation

| | Sqft | Sqm |
|---|---|---|
| Ground Floor | 2,291 | 212.85 |
| *Including integral reception, open gym, treatment rooms & changing rooms.* | | |
| First Floor | 1,403 | 130.40 |
| *Including office, kitchen & open floor areas.* | | |
| **Total** | **3,694** | **343.25** |

## Services (Not Checked or Tested)

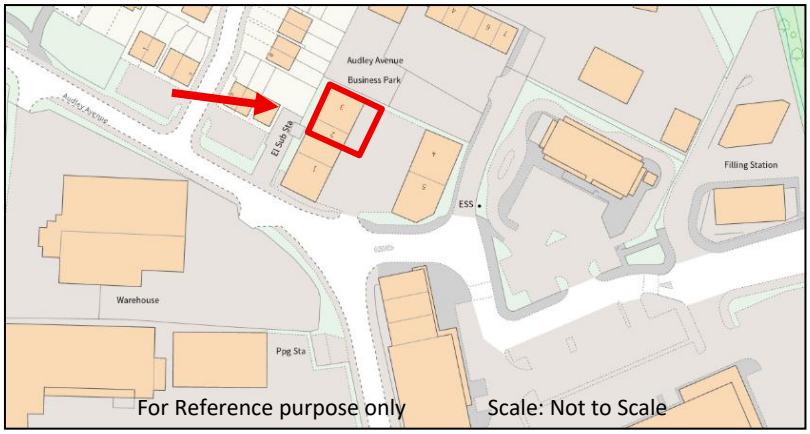
It is understood that mains water, electricity and drainage services are connected to the unit. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The property are available To Let on a new Tenant's full repairing and insuring lease on terms to be agreed.

## Rent

**£28,250** per annum exclusive, payable quarterly in advance.




## Energy Performance Rating

Energy Performance Asset Rating: E (104)

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description –Workshop and premises
Rateable Value - £20,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority

## Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

## Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

September 2026

**TSR House**
**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**
**Tel: 01743 243900 Fax: 01743 243999**

Also at
**Unit 8, Hollinswood Court**
**Stafford Court, Telford, Shropshire TF3 3DE**
**Tel: 01952 210222 Fax: 01952 210219**

Also at
**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**
**Tel: 01902 421216 Fax: 01902 426234**

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