



Unit 4, Mill Lane Industrial Estate, Tenbury Wells, WR15 8LF

Industrial Unit / Warehouse

Summary

Tenure	To Let
Available Size	4,156 sq ft / 386.11 sq m
Rent	£24,000 per annum
Rateable Value	£18,000
EPC Rating	C (52)

Key Points

- Located just off A443
- 4,156 sq ft 386.11 sqm
- 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 surrounds of the River Teme. The estate 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 Trading 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

4,156 sq ft
386.11 sqm
Gross Internal Area

TENURE

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

RENT

£24,000 per annum (exclusive)

SERVICE CHARGE

Further details on application.

INSURANCE

Further details on application.

VAT

To be confirmed.

LEGAL FEES

Each side to pay their own.

EPC

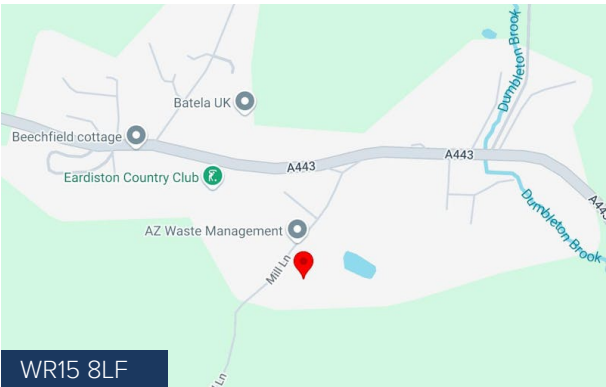
C-52 valid until 27 April 2029

VIEWING

Strictly by appointment with the agent Shepherd Commercial.

VIDEO

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



Viewing & Further Information

ROSS BENDALL

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