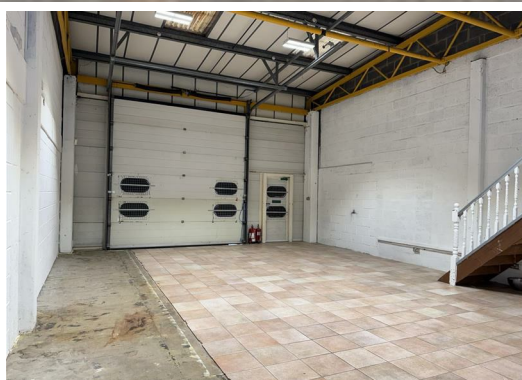
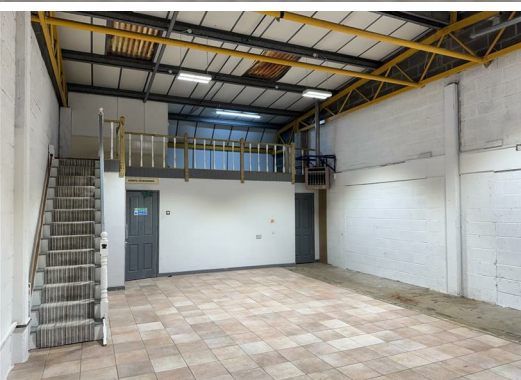




Unit 5 Springfield Industrial Estate, Shropshire, TF10 7NB

A well situated commercial / light industrial unit, situated off Station Road on the outskirts of Newport

The property is located on the southern outskirts of the market town of Newport and are approached off Station Road, being part of a small development of well-established commercial and light industrial units. The A41 bypass is only about ½ mile, giving easy connection to the M54, Wolverhampton and the West Midlands.

The unit is suitable for a variety of uses, including storage and distribution, light workshop and recreational use.

DESCRIPTION:

A mid terraced building having brick and breeze block elevations and a steel trussed framed pitched roof finished with lined profile metal cladding.

To the front, the unit is accessed either by a pedestrian door or a vehicular width panelled up and over door.

Internally the unit has a concrete floor, mainly finished in ceramic tiles.

ACCOMMODATION:

Main Warehouse Area:

Maximum depth of 9.45m (31ft)

Maximum width of 6.70m (22 ft)

Approximate gross internal floor area 63.2 sq.m. (678 sq.ft.)

Access to the rear of the main warehouse is a store cupboard and a separate kitchenette, the latter having a base and wall mounted cupboard.

Also accessed from the rear of the warehouse area is a hallway, off which is a useful food preparation/utility area measuring 7 sq.m. (75 sq.ft.), having tiled floor and mainly tiled finished walls, stainless steel double basin sink unit with electric hot water tap over. Tiled shower cubicle and shelved recess.

Separate WC with low level flush WC and wash hand basin having cupboard below.

SERVICES: All mains services are connected.

RATEABLE VALUE: £5,300, rates payable £2,644 (small business relief may apply)

LEASE: Lease for a minimum term of three years is offered on a full repairing and insuring agreement.

RENT: £750 per calendar month, exclusive (£9,000 per annum, exclusive)

Buildings Insurance up to May 2026 £342—will be apportioned

EPC RATING: 73 (C)

VIEWING: Strictly by prior appointment with the Agents Newport Office 01952 812519

1. Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per person. This is paid in advance, when an offer is agreed. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: Buildings Insurance, currently £342 for 2025/26

RIGHTS AND RESTRICTIONS: We have not been made aware of any

FLOODING ISSUES: We have not been made aware of any

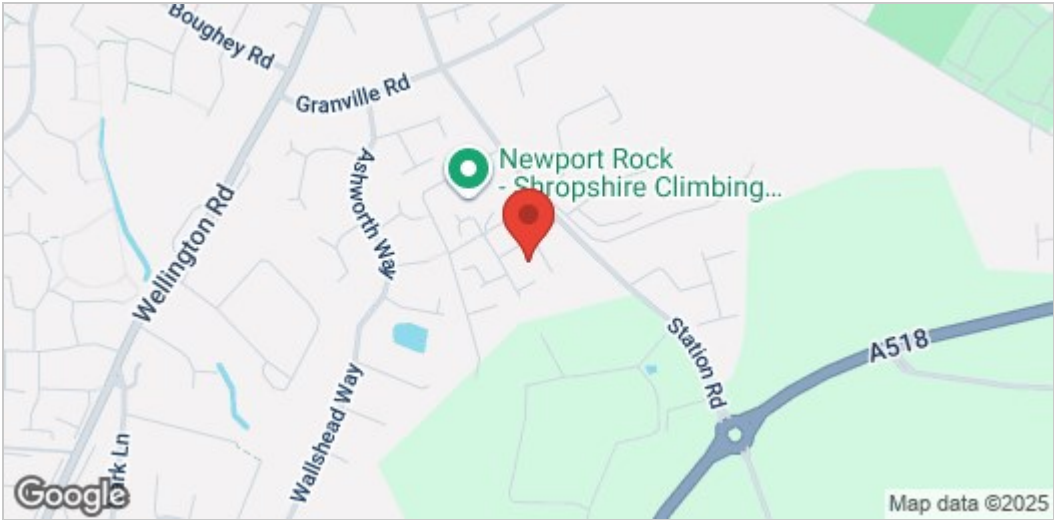
PLANNING PERMISSIONS/DEVELOPMENTS: Please refer to Telford & Wrekin Council Website - Planning Application TWC/2023/0171

Other permitted payments:

• Any other permitted payments, not included above, under the relevant legislation, including contractual damages.

Tenant Protection:

Tempertons is a member of the RICS Client Money Protection Scheme – RICS Firm Number: 006931 (a client money protection scheme), and also a member of the TDS, Tenancy Deposit Scheme – Membership Number G03180 (a tenancy deposit protection scheme) and TPO, The Property Ombudsman – Membership Number R00520 (a redress scheme). You can find out more details on our website www.tempertons.co.uk, or by contacting us directly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.