

**Wiggins Lockett
 Thompson**
 Chartered Surveyors

**WORKSHOPS
 & PRIVATE
 STORAGE UNITS - TO LET**

**TRENCH LOCK 3 TRADE PARK
 SOMMERFIELD ROAD
 TRENCH LOCK
 TELFORD TF1 5ST**

- Units from 325 sq ft
- Secure gated sites
- CCTV onsite

LOCATION

Telford is located North West of the West Midlands conurbation, an expanding shire town surrounded by countryside and links to the motorway network, the M6 and M54. Trench Lock 3 is located at the northern end of the A442 Queensway dual carriageway.

DESCRIPTION

The Trench Lock 3 estate comprises 35 individual units in a mixed use and busy area 2 miles north of Telford Town Centre. The estate is laid out in four blocks with common access and parking with CCTV coverage and secured by ring fencing and coded gates.

RENT/AVAILABILITY

Please see schedule overleaf.
 Service Charge, Business Rates and Buildings Insurance are payable in addition (please contact Agent for further assistance).
VEHICLE TRADES AND GYM/LEISURE BUSINESSES WILL NOT BE CONSIDERED

VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303.
 •Subject to Contract •Full EPC's are available on request •Details amended 09-2020.

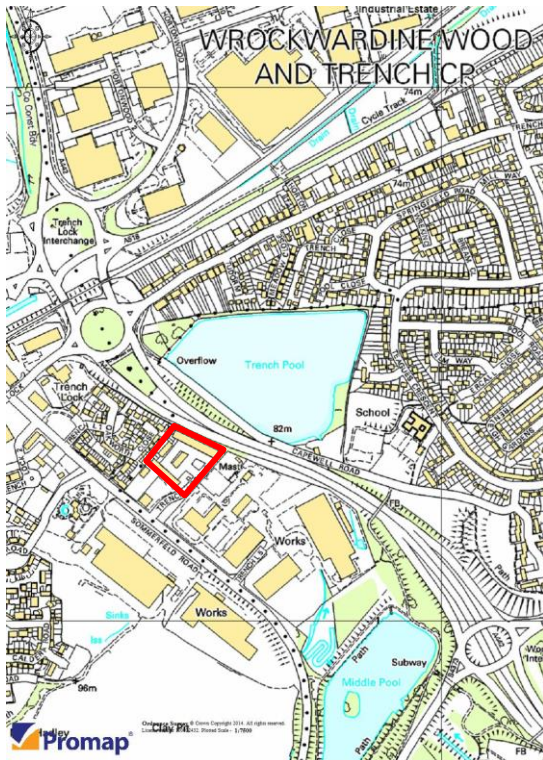


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Plans for Illustrative Purposes Only



Current Availability:

Unit	Size (sq.ft)	Size (sq.m)	Rent (pcm)	Service Charge (pa)	Insurance (pa)	Status
9	920	85	£600.00	£870.82	£310.08	UNDER OFFER
11	1,894 (+Yard)	176	£1,125.00	£1,792.76	£638.35	Available February 2021
31	375	35	£310.00	£354.95	£126,39	Available Soon (TBC)

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