

## Wiggins & Lockett Industrial Property List Page 1

### Shropshire

INDUSTRIAL PROPERTY	DETAIL	STATUS	SQ FT GIA	RENT (PA EXC)	PSQFT	GUIDE PRICE	PSQFT	APX RATES PA	APX S/C PA
Unit C, Knowle Sands, Bridgnorth	Unit with Offices	TO LET	3581	£ 13,500.00	£ 3.77	N/A	N/A	£ 6,728.50	TBC
Unit C, Hortonwood 66, Telford	Detached Workshop	TO LET	3561	£ 13,000.00	£ 3.65	N/A	N/A	TBC	TBC
Rookery Road	Secure Yard with Small Workshop	TO LET	0.31 Acres	£ 12,000.00	N/A	N/A	N/A	TBC	TBC
Ketley Depot	High Bay Workshop & Yard	TO LET	16895 sq ft on 1.72 Acres	£60,000.00 Negotiable	N/A	N/A	N/A	£ 14,904.00	TBC
Ketley Depot	Yard A & Building A	TO LET	7268 sq ft with delivery access and yard of 1042 sq yds	£ 30,648.00	£ 4.21	N/A	N/A	TBC	TBC
Ketley Depot	Yard B & Building B	TO LET	10101 sq ft (inc Mezz) with yard of 2777 sq yds	£ 34,608.00	£ 3.42	N/A	N/A	TBC	TBC
Halesfield 11, Telford	Unit B6	TO LET / MAY SELL	5057	£ 15,000.00	£ 2.97	£180,000.00	£ 35.59	£ 8,000.00	£ 750.00
Stafford Park 4, Telford	Unit D3	UNDER OFFER	5148	£ 16,731.00	£ 3.25	N/A	N/A	£ 7,722.00	£ 1,000.00
Hortonpark, Hortonwood 7, Telford	Unit C1	TO LET	8902	Negotiable	-	N/A	N/A	TBC	£ 1,261.90
	Unit C2	TO LET	7761	Negotiable	-	N/A	N/A	TBC	£ 1,100.00
	Unit D1	TO LET	8912	Negotiable	-	N/A	N/A	£ 14,658.60	£ 1,261.90
	Unit D2	TO LET	8818	Negotiable	-	N/A	N/A	£ 14,549.70	£ 1,261.90
	Unit D3	TO LET	8850	Negotiable	-	N/A	N/A	£ 14,602.50	£ 1,261.90
INDUSTRIAL PROPERTY	DETAIL	STATUS	SQ FT GIA	RENT (PA EXC)	PSQFT	PRICE	PSQFT	APX RATES PA	APX S/C PA

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INDUSTRIAL PROPERTY	DETAIL	STATUS	SQ FT GIA	RENT (PA EXC)	PSQFT	PRICE	PSQFT	APX RATES PA	APX S/C PA
Hortonwood 37, Telford	Unit C	UNDER OFFER	31,739	Upon Application	TBA	£1.35 mill	£42.53	TBC	TBC
Hill Top Farm	Unit 2	TO LET	885 + 387 Mezz	£ 5,200.00	£ 5.88	N/A	N/A	TBC	TBC
Cherwell Enterprise Park Hortonwood 2	Unit 5	TO LET	8664	£ 36,850.00	£ 4.25 (negotiable)	N/A	N/A	TBC	£ 2,170.00
Hortonwood 10, Telford	Unit D4	TO LET	4326	£ 18,500.00	£ 4.28	N/A	N/A	£ 7,469.25	TBC
	Unit B2	TO LET	3604	£ 15,500.00	£ 4.30	N/A	N/A	£ 6,300.00	TBC
Halesfield 23, Telford	Unit F7	FOR SALE / TO LET	5048	£ 16,000.00	£ 3.17	£ 180,000.00	£ 40.01	£ 7,572.00	TBC
Stafford Park 12, Telford	Unit 5	TO LET	10967	£ 40,800.00	£ 3.79	N/A	N/A	£ 17,825.00	TBC
Ketley Business Park, Waterloo Road, Telford	Unit 9	UNDER OFFER	c.1000	£ 5,200.00	£ 5.20	N/A	N/A	TBC	TBC
	Unit 21-22	TO LET	2963	£ 12,600.00	£ 4.25	N/A	N/A	£ 3,974.40	£ 385.19
	Unit 39	UNDER OFFER	2337	£ 9,950.00	£ 4.26	N/A	N/A	TBC	£ 303.81
	Unit 42	TO LET	2850	£ 12,125.00	£ 4.25	N/A	N/A	£ 4,140.00	£ 370.50
	Unit 45N	TO LET	2174	£ 9,240.00	£ 4.25	N/A	N/A	£ 3,187.80	£ 286.00
	Compound 1B	TO LET	0.38 Ac	£ 10,600.00				£ 4,968.00	TBC

### Staffordshire

Unit 1-5 Trent Business Park, Rugeley Stafford <small>REFURBISHMENT COMPLETE</small>	Unit 1	TO LET	5,325	£ 22,365.00	£ 4.20	N/A	N/A	£ 6,567.03	Detail Awaited
	Unit 2	TO LET	5499	£ 22,820.00	£ 4.15			£ 6,630.82	
	Unit 3/4	TO LET	11547	£ 43,300.00	£ 3.75			£ 14,534.83	
	Unit 5	TO LET	6027	£ 26,100.00	£ 4.33			£ 7,452.59	
Chase View, Walkers Rise, Hednesford	Unit 4	UNDER OFFER	9,520	£ 36,632.00	£ 3.85	N/A	N/A	TBC	Detail Awaited

### Black Country

Wolverhampton	Fordhouses	TO LET	25,795 29,494	£ 51,590.00 £ 58,988.00	£ 4.00 £ 4.00	N/A	N/A	TBC	£0.80 psf inc manned security & CCTV
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## Manage your BUSINESS RATES



Businesses large and small can often **SAVE MONEY ON THEIR BUSINESS RATES BILL** with a little form filling. But there may be **MORE SAVINGS** to be had including **BACKDATING, REBATES** and **APPEALS**.

By digging that little bit deeper we may be able to help. If you'd like us to check your position please do let us know.

**OUR FEES ARE BASED ON SAVINGS TO YOU AND WE CHARGE NO FEES IN ADVANCE.**

Contact our office on the number below for further information.

**And finally..... We are currently experiencing a surge in demand for commercial property and are now keen to secure new instructions. If you would like advice on letting your property or are perhaps looking to move your business and are short of the time to do so, we would be delighted to assist. You are assured the attentions of a Partner.**

If your rent is too high, or you are

being put under pressure to sign up to new terms, be sure to check that they reflect the current tone of rentals in your area. We have extensive market experience that can be brought to bear on your behalf.

**Please visit our website for an indication of recent transactions we have completed for our clients, services we offer and properties we are marketing.**

**Tel: 01952 603303**  
www.wigginsandlockett.co.uk

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