TO LET // FOR SALE

MODERN ROADSIDE PREMISES WITH AMPLE YARD

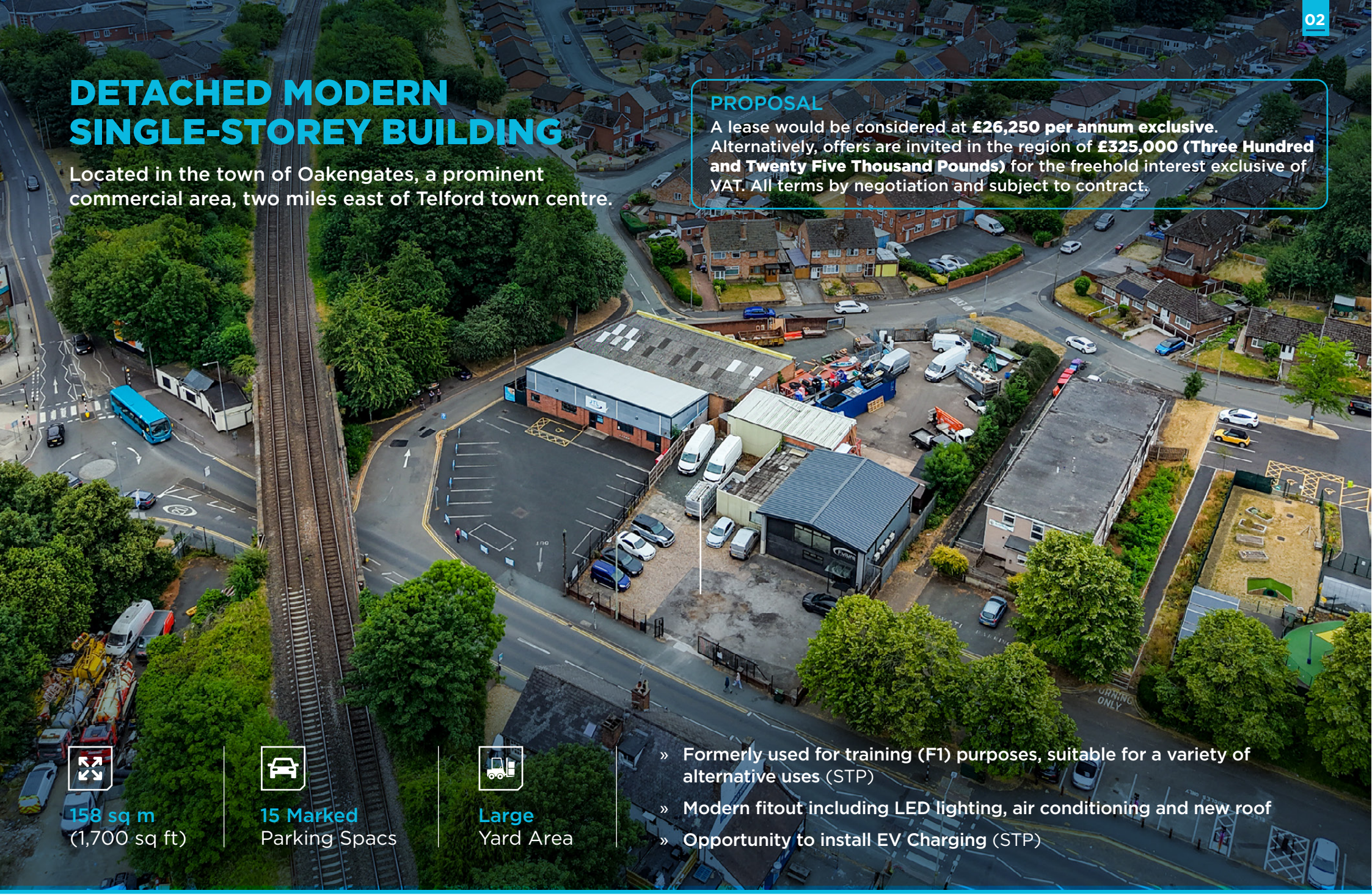
BRIDGE STREET
OAKENGATES
Telford TF2 6AH

DETACHED MODERN SINGLE-STOREY BUILDING

Located in the town of Oakengates, a prominent commercial area, two miles east of Telford town centre.

PROPOSAL

A lease would be considered at **£26,250 per annum exclusive.** Alternatively, offers are invited in the region of **£325,000 (Three Hundred and Twenty Five Thousand Pounds)** for the freehold interest exclusive of VAT. All terms by negotiation and subject to contract.



158 sq m
(1,700 sq ft)

15 Marked
Parking Spacs

Large
Yard Area

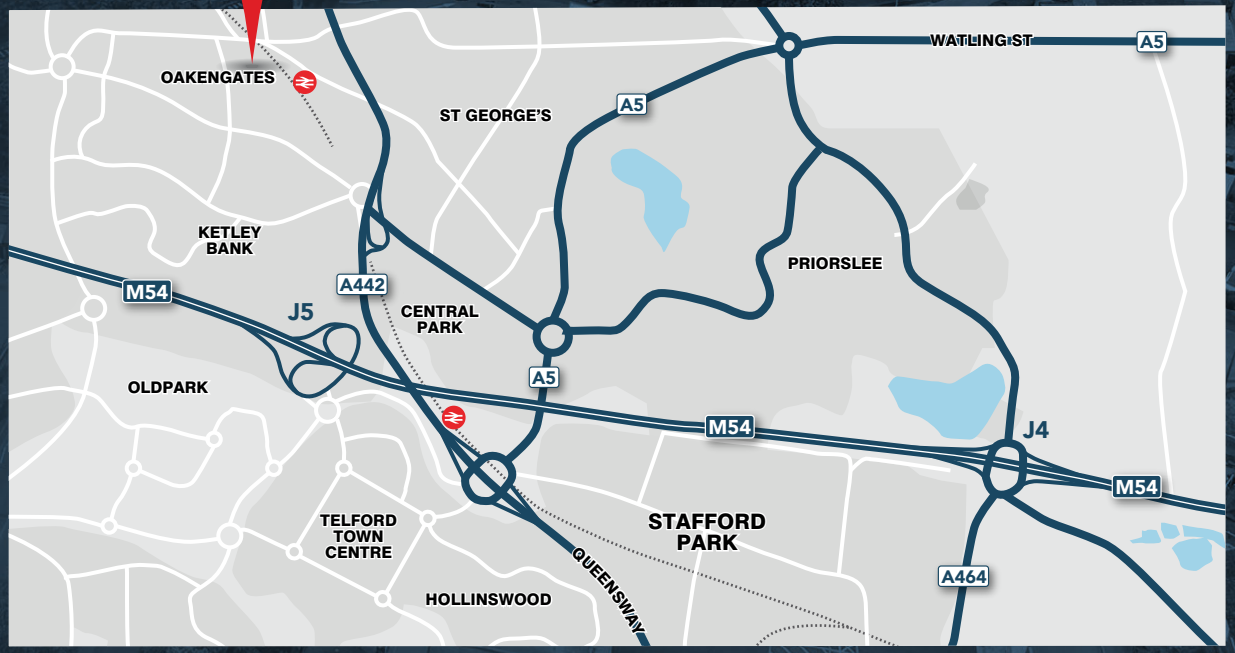
- Formerly used for training (F1) purposes, suitable for a variety of alternative uses (STP)
- Modern fitout including LED lighting, air conditioning and new roof
- Opportunity to install EV Charging (STP)

LOCATION

Bridge Street is situated within Oakengates, one of Telford's established commercial areas approximately 2 miles east of Telford Town Centre. The property benefits from immediate access to the A442 Queensway, Telford's principal dual carriageway, which provides direct connectivity across the town and links directly to Junction 5 of the M54 motorway, located approximately 1 mile to the north. The M54 provides excellent access to the West Midlands conurbation, the M6 motorway and the wider national motorway network.

The property is within a short walk of Oakengates train station and Oakengates town centre, providing both strong public transport connectivity and ample amenity.

The wider borough is home to a population of 196,000 which has risen by more than 18% over the past 5 years, providing an excellent labour pool and customer based for the local economy.



TRAVEL BY ROAD

Destination	Distance	Journey Time
Telford Town Centre	2 miles	4 min
Shrewsbury	17 miles	31 min
Wolverhampton	20 miles	36 min
Birmingham	36 miles	60 min
M54 (J5)	2.5 miles	6 min
M6 (via M54)	32 miles	36 min

FREEHOLD OR LEASEHOLD

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Bridge Street • Oakengates • Telford • TF2 6AH

DESCRIPTION

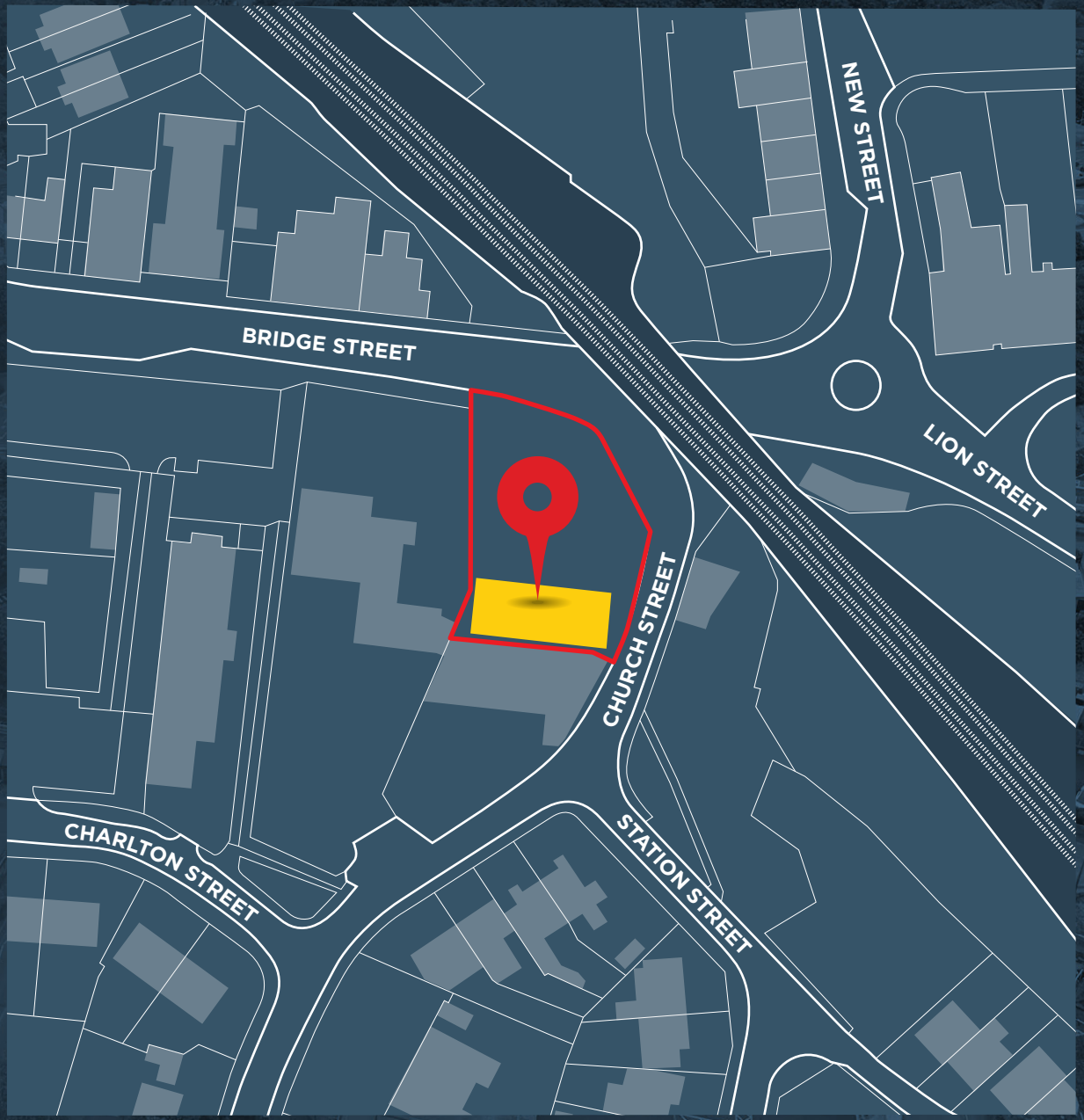
The property comprises a detached single-storey commercial building of steel portal frame construction with a combination of facing brickwork and profile metal clad elevations beneath a single-pitched roof. The roof consists of a profile sheet cladding.

The site was previously utilised as a high specification education training facility, which incorporated a workshop and classroom space, breakout area, as well as ancillary stores and WC's. The property benefits from internal LED lighting, as well as air conditioning and a new roof

Externally to the front of the building, there is a large tarmacadam car park which incorporates 15 marked car parking spaces. There are two vehicular access points from the site to the main road, utilised as an in and out set up.

PLANNING

The property is currently utilized as an educational facility and was previously a management training centre (Use Class F1 and D1). Planning consent was obtained in 2020 for conversion into retail units, although it is believed this has now lapsed.



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FURTHER INFORMATION

SERVICES

We understand that mains electricity, water and drainage services are connected to the property. Interested parties should satisfy themselves as to the availability and adequacy of these services by making their own independent enquiries.

TENURE

The property is to be sold Freehold with Vacant possession

EPC

Energy Rating B (34) expiring 20 November 2033

VAT

We understand that the property is not elected for VAT.

RATES

Current Rateable Value £8,300 (from 1April 2026).

CONTACTS

For further information or to arrange a viewing strictly via the joint agents

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Birmingham | B3 2EE

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ANTI-MONEY LAUNDERING

In accordance with AML regulations the purchaser will need to provide information including the source of funding following agreement of the Heads of Terms and prior to completion of the transaction.

IMPORTANT INFORMATION

1. No description or information given by MK2 Real Estate Ltd or Bulleys Bardbury whether or not in these Particulars and whether written or verbal (“information”) about the property or its condition or its value may be relied upon as a statement or representation of fact. MK2 Real Estate Ltd or Bulleys Bardbury do not have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agent or the seller.
2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information.
3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
4. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.These matters must be verified by any intending buyer.
5. Any buyer must satisfy themselves by inspection or otherwise as to the correctness of any information given.