



## **Car Park, Trench Lock 1, Sommerfeld Road Trench, Telford, Shropshire, TF1 6SZ**

- Self-contained car park with parking spaces for circa 50 vehicles
- Fully surfaced with lockable vehicular entry point
- Located in close proximity to A442/Trench Lock Interchange
- Trench Lock 24/7 petrol filling station and premises nearby

# Car Park

## Trench Lock 1, Telford

### LOCATION

The property is located in Trench, a suburb of Telford, which lies on the north side of the town approximately 2 miles north of Telford Town Centre via the A442 Queensway - Telford's main north-south distributor road.

The property itself is situated in a mixed commercial and residential area just off Trench Lock Road and Trench Lock roundabout, a short distance from the intersection of the A442 with the A418 at Trench Lock Interchange. The A442 links to Junction 5 of the M54 motorway.

The stand-alone car park enjoys a fairly prominent location on Trench Lock 1, accessed directly off Sommerfeld Road. It immediately adjoins HiQ Tyres & Autocare to one side and a small retail development incorporating a KFC fast-food drive-thru with restaurant and a Starbucks drive-thru. Wilsons Auctions is opposite on the other side of the Sommerfeld Road and JungleLand and the Trench Lock 24/7 petrol filling station and premises are located in close proximity on the opposite side of the Trench Lock Road.

The immediate surrounding area is more or less fully developed with mainly commercial uses including secure yard areas and an industrial estate of small starter units. There is residential development nearby off Sommerfeld Road and Oakworth Close, being a mixture of high density and affordable housing.

### DESCRIPTION

The property comprises a self-contained car park extending to approximately 0.5 acres (0.2 hectares), which sits at the corner of Sommerfeld Road and Trench Lock 1.

The car park is fully surfaced with tarmac and provides party lined spaces for approximately 50 vehicles.

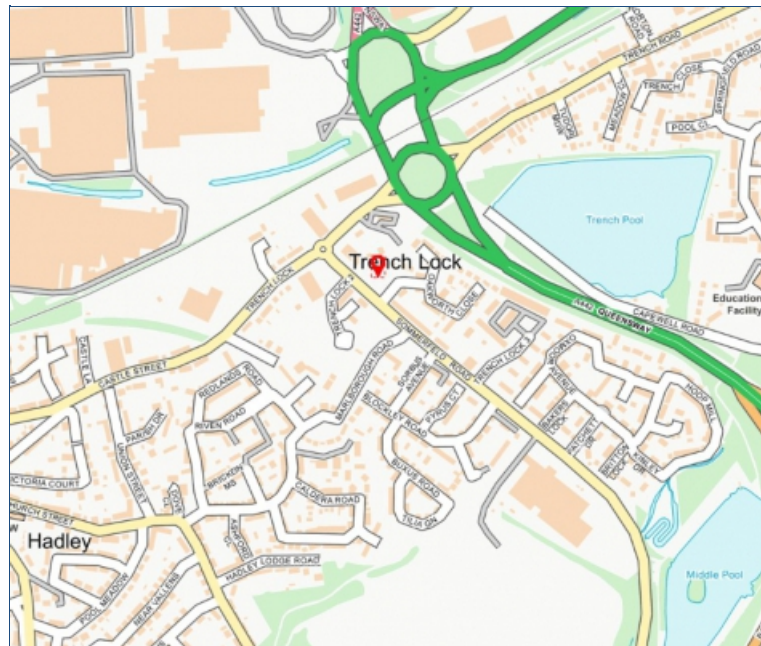
The site is bounded by low mature hedgerows, having a pedestrian access (with security bollard) off Sommerfeld Road and a vehicular access off Trench Lock 1, which benefits from a lockable barrier entrance.

### SITE AREA

Total Site Area	0.5 ac	(0.2 ha)
No of Car Parking Spaces (approx)	50 spaces	

### SERVICES

We understand there are currently no mains services available to the site.



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\*Note: Red-line boundary for illustrative purposes only

### PLANNING

Interested parties should make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold: The property is available to lease on terms to be agreed.

### RENT

Rent upon application.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000

### BUSINESS RATES

The property will need to be re-assessed for business rates.

### ENERGY PERFORMANCE CERTIFICATE

Not applicable.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Charlie Hutchings

Direct Line: 01952 521008

Mobile: 07884 601 715

Email: [charlie@andrew-dixon.co.uk](mailto:charlie@andrew-dixon.co.uk)

Ref: JAGD/CSH/3740



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