

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES



Ercall House, Stafford Park 1, Telford Shropshire, TF3 3BD

- Well presented industrial premises extending to 9,113 sq ft plus mezzanine
- Integral two-storey office accommodation and mezzanine storage
- Good sized secure yard of 0.35 acres
- Prominent corner position on popular business estate

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Ercall House

Stafford Park 1, Telford

LOCATION

The property is located on Stafford Park, only a short distance from Telford town centre and Telford Central railway station, which links with the main line services via Wolverhampton. Stafford Park is the principal industrial/commercial estate within the new town of Telford and benefits from good access to the A442 Queensway, the town's main north/south distributor road, as well as Junctions 4 and 5 of the M54 motorway approximately 0.5 miles distant. Shrewsbury town centre is approximately 12 miles to the west of Telford via the M54 and Birmingham is approximately 30 miles to the southeast via the M6.

The property itself is situated on Stafford Park 1. The immediate surrounding area is largely dominated by established industrial development with a number of motor trade dealerships close by.

DESCRIPTION

Ercall House comprises a detached industrial unit, which is currently utilised by a specialist retailer/wholesaler of wine and spirits, who is relocating to alternative premises. The building dates from circa 1990 and provides a steel portal framed warehouse, which is currently fitted out with extensive wine stores, and integral two-storey office accommodation on a site of circa 0.67 acres, including a secure concrete yard to the front of the building.

The main warehouse is accessed via two roller shutter doors and has internal blockwork walls with an eaves height of circa 18ft. It incorporates ground and mezzanine wine stores. The warehouse benefits from sodium lighting throughout and is heated by gas warm air blowers.

The two-storey offices are located to the front of the unit and provide ground floor reception areas, ladies and gent's WC facilities and a number of individual offices. The first floor opens into a locker room with glass stores and washroom and two further offices. The offices benefit from Cat II lighting and gas central heating.

ACCOMMODATION

Ground floor offices	1,269 sq ft
First floor offices	1,269 sq ft
Main warehouse	4,554 sq ft
Mezzanine store	2,021 sq ft
Area below mezzanine	2,021 sq ft
Gross Internal Area	11,134 sq ft



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available to rent based on a new lease on FRI terms to be agreed. Please contact the agent for further details

RENT

Rent upon application.

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £40,750.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(88).

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3315



Printcode: 2017718

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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