



Kendall Business Park, Stafford Park 6 Telford, Shropshire, TF3 3AT

- Modern, high quality commercial business units
- Unit of 7,482 sq ft currently available (may split to provide smaller demise)
- Communal car parking available on site
- Flexible occupation available to prospective tenants

Kendall Business Park

Stafford Park 6, Telford

LOCATION

Situated approximately thirty two miles northwest of Birmingham city centre and fifteen miles east of Shrewsbury, Telford is a recognised regional and national focus for both economic and housing growth.

Stafford Park is one of Telford's major industrial and commercial estates and lies just off the A442 Queensway, the town's main north to south distributor road, which gives easy access to the M54 motorway at Junction 5 approximately one mile away. Telford Shopping Centre, which is well served by public transport and offers excellent shopping and service facilities, is only half a mile away.

Kendall Business Park is situated adjacent to the main Stafford Park 6 estate road.

DESCRIPTION

Kendall Business Park comprises a variety of industrial units in a modern business location.

The units are constructed of steel portal framework clad in profile steel sheeting and can be let in shell condition ready for fit-out by the occupier. Alternatively, a fit-out can be undertaken to each unit by the landlord on terms to be agreed.

There is currently only one unit of 7,482 square feet available, however the landlord may consider splitting the accommodation to provide two smaller demises as per tenant requirements.

Outside, communal car parking is available on site.

AVAILABLE UNITS

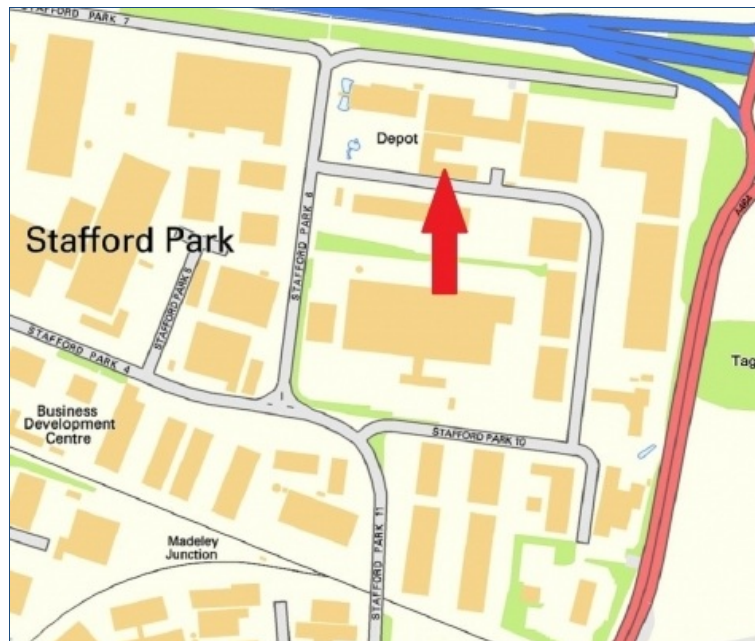
Unit 8C/9C 7,482 sq ft (may split from 3,740 sq ft)

SERVICES

We understand that mains water, drainage and electricity (including a 3-Phase electric supply) are available to the units. However, it should be noted that we have not checked these services and interested parties are advised to make their own enquiries in this regard.

PLANNING

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



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TENURE

Leasehold: The units are available to let on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

There is a communal service charge levied on the tenants of the estate for the upkeep and maintenance of the communal areas. Details available upon request.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

To be advised.

VAT

The landlord reserves the right to charge VAT on the above figures as appropriate.

LEGAL COSTS

On the basis that the landlord's standard lease is used, each party will be responsible for their own legal costs. However, if there are any major variations, the landlord reserves the right to charge the incoming tenant for his legal costs incurred in the granting of the lease.

VIEWING

Strictly by prior appointment with the Agents Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk Ref: AGS/2663



Printcode: 2015515

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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