



Warehouse B, Stafford Park 12 Telford, Shropshire, TF3 3BJ

- Clear span production warehouse with 18ft eaves and integral two-storey offices
- Extending to approximately 14,120 sq ft (1,312 sq m) on site area of 1.1 ac
- Service/loading yard and on site car parking for up to 20 vehicles
- Prominent roadside location just off Junction 4 of the M54 motorway

Warehouse B

Stafford Park 12, Telford

LOCATION

Stafford Park is one of Telford's major business locations. It lies just off the A442 Eastern Primary distributor road, which gives convenient access to Junction 5 of the M54 motorway approximately one mile away, which in turn links with the national motorway network. Telford Shopping Centre, only half a mile distant, is well served by public transport and offers excellent shopping and service facilities. Telford Central railway station is also located adjacent to Stafford Park.

The property is situated on Stafford Park 12, which adjoins the A464 dual carriageway providing immediate access to Junction 4 of the M54, less than half a mile to the northeast.

DESCRIPTION

The property comprises a detached production warehouse with integral two-storey office accommodation. It benefits from direct access from the Stafford Park distributor road onto a block paved service yard and on site car parking for up to 20 vehicles to the front of the building.

The property was constructed in the late 1980's based on a steel frame with insulated steel profile cladding to the ridge, with a trussed roof support interspersed with translucent roof lights. It provides a clear span warehouse with an eaves height of circa 18ft, which is accessed via a single roller shutter door from the service yard. It benefits from a solid concrete floor, fluorescent lighting and gas fired warm air blowers.

The two-storey blockwork office section is positioned to the front of the building, providing ground floor reception area, a number of offices and WC facilities. The first floor offices are particularly well appointed, being partitioned and sub-divided into a number of individual offices, complemented by open plan areas and separate self-contained WC facilities. The offices are fully carpeted and fitted with blinds, partially air-conditioned and heated with a gas fired radiator system.

ACCOMMODATION

Production warehouse	7,404 sq ft	688 sq m
Underfloor area	1,679 sq ft	156 sq m
Ground floor offices	1,679 sq ft	156 sq m
First floor offices	3,358 sq ft	312 sq m
Gross Internal Area	14,120 sq ft	1,312 sq m



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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 let based on a new lease on 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 tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is £49,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of (D)82.

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:

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Ref: JND/1527



Printcode: 2016114

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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