



Units D1-D3, Stafford Park 15, Telford Shropshire, TF3 3BB

- Modern detached industrial premises incorporating single storey offices
- Extending to approximately 13,685 square feet (1,271 square metres)
- Enclosed rear service yard
- Shared on-site car parking to the front of the building
- Popular business location close to M54 motorway and Telford Town Centre

Units D1-D3

Stafford Park 15, Telford

LOCATION

The property is well located on Stafford Park industrial estate, one of Telford's main business locations. It lies adjacent to the M54 motorway, Telford Town Centre and Telford Central railway station.

Stafford Park 15 is a popular trading area with easy access just off the A442 dual carriageway, linking north and south Telford, and onto Junction 4 of the M54.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles east of the county town of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the southeast respectively, with easy access onto the M6 motorway approximately 15 miles distant.

DESCRIPTION

The property provides a modern detached industrial unit incorporating a warehouse/industrial bay with internal single storey offices, and a secure yard to the rear.

The building is of steel portal frame construction beneath a sheet clad roof, having roller shutter door access into the rear yard area. The warehouse has an internal eaves height of 17ft 2ins (5.25m) and 4.16m to the underside of the internal stanchions.

Modern offices are provided to the front of the building and the accommodation is fitted with UPVC doors and windows to the front elevation.

Outside, there is extensive shared on-site car parking to the front of the building with rear delivery access into the enclosed yard, which is securely fenced.

ACCOMMODATION

Units D1-D3	13,685 sq ft	1,271 sq m
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SERVICES (NOT CHECKED)

We understand that mains water, drainage and electricity are connected to the property. Interested parties should make their own enquiries in this regard.

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.



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.



TENURE

Leasehold: The property is available to let by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Quoting rent of £55,000 per annum exclusive.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

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 £42,250 with rates payable of £20,829 (April 2015/16). Subject to transitional relief/surcharges where applicable. Interested parties should confirm their specific liability with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been carried out on the property, which has been awarded a Grade F.

VAT

VAT is payable on the rent. All figures quoted herein 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/3296



Printcode: 20161110

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW

Telephone : 01952 521000

Fax : 01952 521014

Email: enquiries@andrew-dixon.co.uk