



Unit C, Stafford Park 12, Telford Shropshire, TF3 3BJ

- Detached production warehouse with integral two-storey offices
- Undergoing full programme of refurbishment, both internally and externally
- Building extends to 24,617 sq ft (2,287 sq m) with 18ft eaves to warehouse
- Site area of 1.1 ac, to be secured by new palisade fencing and access gate
- Concrete service/loading yard and on site car parking

Unit C

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.

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 offices, which is currently being refurbished to a high standard by the landlord.

The property is of steel portal frame construction with insulated steel profile cladding and blockwork elevations beneath an insulated steel clad roof with translucent roof lights. It provides a clear span warehouse with an eaves height of circa 18ft, which is accessed via three single up and over doors from the service yard and a further door to the rear. It benefits from a solid concrete floor, which will be cleaned down and re-painted prior to occupation, together with fluorescent lighting and gas fired warm air blowers.

The two-storey office block is positioned to the front of the building, providing ground floor reception, offices, staff canteen and WC facilities. There is a large large open plan office on the first floor complemented by partitioned individual offices and further WC facilities. The offices will be redecorated as part of the refurbishment, including new carpets and tiling and repainting throughout. They are heated by gas fired central heating.

The site area is circa 1.1 acres, and will be secured by new palisade fencing with gated access. To the front is a concrete service/loading yard and car parking, with direct access from the Stafford Park distributor road.

ACCOMMODATION

Production warehouse	18,525 sq ft	1,721 sq m
Ground floor offices	3,318 sq ft	308 sq m
First floor offices	2,773 sq ft	258 sq m
Gross Internal Area	24,615 sq ft	2,287 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, following refurbishment, based on a new FRI lease on terms to be agreed. For a full list of landlord's works, please contact the agent.

RENT

The quoting rent is £100,000 per annum exclusive.

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 2017 rating list is £95,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(80).

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.

VIEWING

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

Contact: Alex Smith MRICS

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Ref: AGS/3347



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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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