

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE/TO LET

INDUSTRIAL PREMISES



Unit G, Stafford Park 15, Telford Shropshire, TF3 3BB

- Detached warehouse facility extending to circa 31,437 sq ft (2,921 sq m)
- Including refurbished single storey office block to the front
- Good sized secure yard and on site car parking
- Easily accessible just off Junction 4 of the M54 motorway

Tel: 01952 521000
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

Unit G

Stafford Park 15, Telford

LOCATION

The property is located at the end of Stafford Park 15, accessed via Stafford Park 13 just off the main A442 Queensway at the Randlay Interchange roundabout.

Stafford Park is one of Telford's most popular commercial/industrial locations, being situated in close proximity to Telford Town Centre and Telford Central railway station, and just off Junction 4 of the M54 motorway.

DESCRIPTION

The property comprises a detached industrial premises providing refurbished single storey office accommodation with substantial warehousing to the rear on a self-contained site of approximately 1.7 acres including a secure yard to the front and on site car parking.

The warehouse facility is of part steel portal frame and part steel trussed roof construction with three roller shutter doors. It has a minimum eaves height of 13ft and a maximum eaves height of 20ft 6ins. The accommodation benefits from a concrete floor throughout and fluorescent lighting.

The main office block is positioned to the front of the unit and has recently been refurbished, being of cavity brickwork construction beneath a flat felt roof incorporating translucent roof lights. The office accommodation is largely open plan with ancillary areas and stores, WC facilities and a staff canteen. The offices are heated and carpeted throughout.

Outside, there is good sized yard to front of the site incorporating car parking areas. The site is secured by steel palisade fencing with a gated access.

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.

ACCOMMODATION

Main warehouse	14,465 sq ft	1,344 sq m
Rear warehouse	12,926 sq ft	1,201 sq m
Works office/WC facilities	1,409 sq ft	131 sq m
Front office block	2,637 sq ft	245 sq m
Gross Internal Area	31,437 sq ft	2,921 sq m



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 must 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

Freehold: The freehold interest is available to purchase at a price to be agreed. Leasehold: Alternatively the property can be taken on a new full repairing and insuring lease.

PRICE/RENT

Offers in the region of £1.25 million are invited for the freehold interest of the property. If a lease is taken, the quoting rent is £115,000 per annum exclusive.

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 £78,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B(41).

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/3389



Printcode: 2017106

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