



Unit 1, Highbridge Court, Stafford Park 1 Telford, Shropshire, TF3 3BD

- Modern, detached warehouse premises 28,613 sq ft (2,658.2 sq m)
- Integral, first floor office accommodation
- 25 car parking spaces to the front
- Shared, gated yard to the rear
- 1 mile from Telford Town Centre and Telford Central railway station

Unit 1, Highbridge Ct. Stafford Park 1, Telford

LOCATION

The property is located on Stafford Park 1 in Telford, approximately 1 mile east of Telford Town Centre and Telford Central railway station, with good links to junctions 4 and 5 of the M54 motorway via the A464, interlinking with the wider motorway network.

Stafford Park is the principal industrial/commercial estate within Telford, which is accessed just off the Hollinswood Interchange and the A442 Queensway dual carriageway. The estate is well established and is home to a good mix of local and national operators including Howdens, Screwfix and Toolstation, as well as a number of car dealerships such as Toyota and Volkswagen.

DESCRIPTION

The property comprises a modern, detached industrial unit with integral offices, shared yard and car parking.

The building is of steel portal frame construction with access via two roller shutter doors to the rear. The warehouse has an eaves height of approximately 6m and benefits from LED lighting and two Powrmatic gas heaters.

The first floor offices are accessed from the front via a full height glazed lobby and have recently undergone refurbishment. The offices benefit from gas central heating, air conditioning and LED lighting.

Outside, there is car parking to the front of the building for approximately 25 cars and a gated yard to the rear, which is shared with the neighbouring unit.

ACCOMMODATION

Warehouse	26,259 sq ft	2,439.5 sq m
First floor offices	2,354 sq ft	218.7 sq m
Total GIA	28,613 sq ft	2,658.2 sq m

SERVICES

We understand that all mains services are available and/or connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

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



Consumer Protection From Unfair Trading Regulations 2008: 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 based on a new full repairing and insuring lease on terms to be agreed.

RENT

The asking rent is £175,000 per annum exclusive.

SERVICE CHARGE

There is a service charge provision in respect of the maintenance and repair of the common areas of the estate. Further details available upon request from the letting agents.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £101,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(67).

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 or Cannock office:

Contact: Alex Smith MRICS (Telford Office)

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: **AGS/3448**

Cannock Office Tel: 01543 506640

Joint Agent: Michael Tromans & Co

Tel: 01902 425646



Printcode: 20241111

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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