



Units 8 & 9, Stafford Park 12

Telford, Shropshire, TF3 3BJ

- Modern detached production warehouse facility close to Telford Town Centre
- Extending to 64,784 sq ft (6,019 sq m) including two-storey office block
- Plus mezzanine offices and stores of 8,356 sq ft (776 sq m)
- Dock levellers, car parking for 50 vehicles and a secure rear yard
- Total site area of 2.56 ac (1.04 ha)

Units 8 & 9

Stafford Park 12, Telford

LOCATION

The property is situated on Stafford Park, one of Telford's most popular commercial/industrial locations due to its close proximity to Telford Town Centre approximately one and a half miles to the west.

Stafford Park 12 adjoins the A464 dual carriageway, with immediate access to Junction 4 of the M54 motorway less than half a mile to the northeast. Access to the A442 Queensway, Telford's main north/south distributor road, is also available nearby.

The property itself fronts on the main estate distributor road. Nearby occupiers include Rexel, Edmundson Electrical, Dulux Decorator Centre and Veolia.

DESCRIPTION

The property comprises a modern production warehouse with internal first floor offices and stores, together with an attached two-storey office block, complemented by a secure yard and on site car parking. It was originally developed as a manufacturing facility and most recently utilised for storage and distribution purposes.

The main building is a multi-bay, steel portal frame warehouse with an eaves height clearance of 23ft and a reinforced concrete floor. A mezzanine level provides a number of offices and storage areas, having a canteen, WC and staff facilities beneath. The original building was extended in the 1990's to provide additional warehousing with an eaves height clearance of 34ft maximum. The warehouses benefit from five dock levellers and level access doors to the front and side elevations.

The two-storey office block is positioned to the front of the building and is laid out to provide open plan offices and dispatch areas on the ground floor with a series of administrative offices on the first floor.

Outside, there is a tarmac car park to the front of the building providing 50 car parking spaces, together with a concrete apron for loading/unloading to the main warehouse. To the rear is a secure concrete yard with loading/unloading access to the rear warehouse extension.

ACCOMMODATION

Two storey office block	6,479 sq ft	603 sq m
Warehouse (including extension)	58,305 sq ft	5,417 sq m
Mezzanine offices/stores	8,356 sq ft	776 sq m
Gross Internal Area	73,140 sq ft	6,795 sq m



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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.

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 as a whole based on a new tenants full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

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 £167,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(89).

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: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/1906



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.

Printcode: 2020317

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