



Warehouse Premises at, Stafford Park 16 Telford, Shropshire, TF3 3BS

- Modern production/distribution facility extending to 16,467 sq ft (1,528 sq m)
- High quality specification including two-storey offices with excellent interior fit-out
- Prominent roadside location
- Extensive site area of circa 3.76 ac including surfaced yard, parking for 30 vehicles and potential expansion land

Premises at Stafford Park 16, Telford

LOCATION

The property is located on the southern fringe of Telford on Stafford Park, one of Telford's principal established industrial estates, with excellent access to the M54 motorway at Junction 4 via the A464. The journey time to the M6 and Toll Road link is approximately 25 minutes, and the county town of Shrewsbury is approximately twelve miles to the west via the M54.

Stafford Park is a modern, fully developed industrial estate, popular with both manufacturing and distribution concerns and lies approximately one and a half miles from Telford Town Centre and Telford Central railway station.

DESCRIPTION

The modern production/warehouse accommodation with two-storey integral offices was purpose built to suit the bespoke requirements of an international manufacturing company.

The offices are located to the front of the detached unit and benefit from WC facilities on the ground and first floors, complementing a combination of open plan and partitioned offices with board and meeting rooms and well-specified works canteen. All of these areas benefit from air conditioning and gas fired central heating. The general specification of the offices includes aluminium framed double glazed windows, suspended ceilings with recessed lighting and laminated floor coverings.

The workshop/warehouse is a clear multi-span area with a 6.5m eaves height clearance and has a concrete floor and two up-and-over doors for vehicular access to the yard area. It is fitted with suspended lighting units and benefits from an Ambirad overhead gas-fired heating system. There is a steel constructed mezzanine to each end, together with a partitioned compressor house, all with sealed reinforced concrete floor.

Outside, there is a large open service yard with adjacent car parking for approximately 30 vehicles. The site extends in total to circa 3.76 acres, which includes an area of potential expansion land, together with a significant area of wooded amenity land included in the demise.

ACCOMMODATION

Ground floor offices and warehouse	13,168 sq ft	1,222 sq m
First floor offices	3,291 sq ft	306 sq m
Total Area	16,457 sq ft	1,528 sq m



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SERVICES

We understand that all mains services are available or connected to the property, including a 3-Phase electricity supply and a low pressure gas supply. 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, B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

Price 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 £55,000.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of D(77).

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: Nicholas Dixon MRICS

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Ref: JND/3590



Printcode: 2020422

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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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