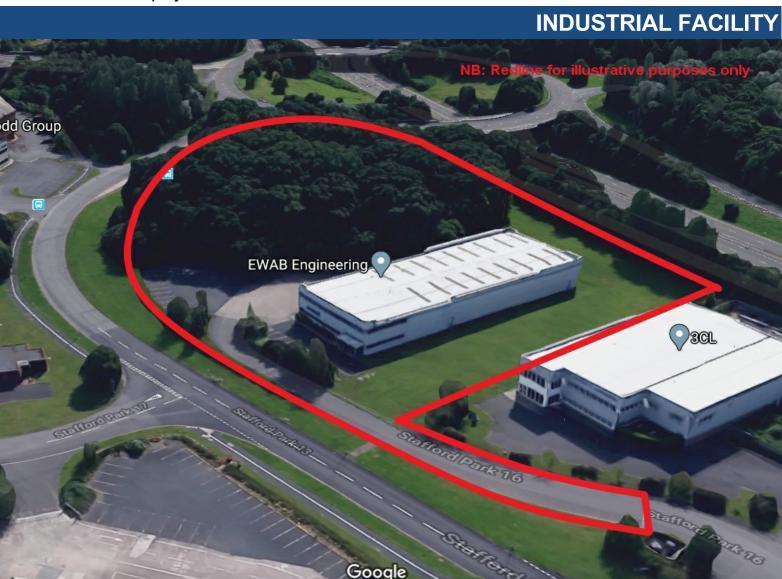
ANDREW DIXON & COMPANY

FOR SALE

Chartered Surveyors & Commercial Property Consultants



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

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





SERVICES

We understand that all mains services are available or connected to the property. including a 3-Phase electricity supply and a low presure gas supply. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

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).

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).

All figures quoted are exclusive of VAT, which may be payable at the prevailing

LEGAL COSTS

Each party to be responsible for their own legal costs.

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/3590



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.

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.

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