



Unit 11, Queensway Link, Stafford Park 17 Telford, Shropshire, TF3 3DN

- High quality, semi-detached industrial unit extending to 1,528 sq ft (141.93 sq m)
- External concrete loading area and circa 2 car parking spaces
- Trade counter potential
- Popular location on Stafford Park approximately 1 mile from J4 of M54 motorway

Unit 11, Queensway

Stafford Park 17, Telford

LOCATION

The property is situated on Queensway Link, a popular trade counter location on Stafford Park 17, which forms part of the Stafford Park industrial estate in central Telford.

The site is well located approximately one mile from Junction 4 of the M54 motorway via the A442 dual carriageway, and approximately half a mile from Telford Town Centre and Telford Central railway station.

DESCRIPTION

The property comprises a high quality, semi-detached industrial/warehouse unit, which was developed in the mid 1990's of blockwork construction with metal sheet cladding to a minimum eaves height of 5m.

The unit provides a clear span workshop/warehouse, complete with integral office accommodation, kitchenette and WC facilities. The building benefits from a concrete floor, a mixture of fluorescent and sodium lighting and a 15ft roller shutter door.

Outside, there is a concrete loading apron and car parking for approximately two vehicles.

ACCOMMODATION

Gross Internal Area 1,528 sq ft (141.93 sq m)

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have now 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.

TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £11,000 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 £7,700..

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(107).

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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/2198



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