



Office Block at Unit 8 & 9, Stafford Park 12 Telford, Shropshire, TF3 3BJ

- Self-contained two-storey offices extending to 5,535 sq ft (514.60 sq m)
- Available as a whole or on a floor by floor basis
- Ground floor area 2,795 sq ft (260 sq m) with potential for trade counter/workshop use subject to planning consent
- First floor partitioned offices 2,740 sq ft (254.60 sq m)
- Generous on site car parking provision available

Offices at Unit 8 & 9

Stafford Park 12, Telford

LOCATION

The property is located on Stafford Park industrial estate, one of Telford's most popular commercial/industrial locations due to its close proximity to Telford Town Centre. Stafford Park 12 adjoins the A464 dual carriageway, giving immediate access to Junction 4 of the M54 motorway less than half a mile to the northeast. There is also access nearby to the A442 Queensway, Telford's main north/south distributor road.

Telford Town Centre is approximately 15 miles to the west and Wolverhampton and Birmingham are approximately 15 miles and 35 miles respectively to the east.

DESCRIPTION

The property comprises a two-storey office block attached to a larger industrial building on Stafford Park 12, which is occupied separately. The office block essentially provides two self-contained suites, with each floor having its own entrance at ground floor level. The building can be taken as a whole or on a floor by floor basis.

The building is of cavity brickwork construction beneath a flat felt roof with solid concrete ground and first floors. It benefits from double glazed aluminium powder coated windows and doors throughout.

The ground floor area currently provides an open plan office, but does lend itself towards conversion to trade counter/workshop use, subject to planning permission. Additional WC facilities will be provided if the ground floor accommodation is let separately to the first floor.

The first floor area is currently arranged to provide a number of partitioned offices, together with a meeting room, reception, stores/server room, kitchenette and ladies and gent's WC facilities.

Both floors benefit from suspended ceilings with inset fluorescent lighting, air conditioning units, gas central heating and electrical trunking and communication points throughout.

Outside there is shared car parking available to the front of the building.

ACCOMMODATION

Ground floor	2,795 sq ft	260.00 sq m
First floor	2,740 sq ft	254.60 sq m
Total Area	5,535 sq ft	514.60 sq m



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SERVICES

We understand electricity and water will be metered separately, together with a charge for an apportionment of the heating costs.

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.

TENURE

Leasehold: The property is available to let as a whole or on a floor by floor basis. A new full repairing and insuring lease will be offered 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

The property will be re-assessed for business rates upon completion of a new letting(s).

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.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nicholas Dixon MRICS

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Ref: JND/3483



Printcode: 2021915

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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