



## Unit B, Stafford Park 12, Telford, TF3 3BJ

**\* For Sale due to relocation\***

- Prominent, detached warehouse unit extending to 28,496 sq ft (2,647 sq m) GIA
- Self-contained site with secure rear yard and on-site car parking
- Integral two-storey office accommodation
- Established location on Stafford Park industrial estate



# Unit B

## Stafford Park 12, Telford

### LOCATION

The property is located on Stafford Park, one of Telford's major industrial estates, situated adjacent to the A464 and within 1 mile of Junctions 4 and 5 of the M54 motorway.

Telford town centre and its associated facilities - including a covered shopping centre, town park, cinema, restaurants and bars and other leisure facilities, is approximately 1 mile to the west, along with Telford Central railway station. The University of Wolverhampton campus is located nearby at Priorslee to the north.

The M54 provides easy access to the county town of Shrewsbury approximately 20 miles to the west, and to Wolverhampton and Birmingham approximately 16 miles and 35 miles respectively. Birmingham International Airport and International Railway Station are both within 45 minutes travel time from Telford Central.

### DESCRIPTION

The property comprises a modern, detached industrial warehouse facility on a self-contained site of approximately 1.4 acres (0.5 hectares) including an enclosed rear yard and on-site car parking.

The high quality industrial unit is of steel portal frame construction and provides a single bay warehouse with a minimum eaves height of approximately 6.4m, complete with integral two-storey office block to the front and WC facilities.

The rear yard is secured with palisade fencing and is accessed from the warehouse via a full height roller shutter door.

There is car parking for approximately 25 vehicles to the side of the building.

### ACCOMMODATION

Warehouse and ground floor offices	25,156 sq ft	2,337 sq m
First Floor offices	3,340 sq ft	310 sq m
<b>Gross Internal Area</b>	<b>28,496 sq ft</b>	<b>2,647 sq m</b>

### 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.



**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.



### PLANNING

The property currently has planning permission for Class B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties should make their own enquiries in this regard.

### TENURE

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

### PRICE

Offers in excess of £1.8 million are invited for the freehold interest.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £100,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B50.

### 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](mailto:nicholas@andrew-dixon.co.uk)

Ref: JND/2030



Printcode: 202592

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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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