

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE / TO
LET

INDUSTRIAL PREMISES



Unit B2, Stafford Park 4 Telford, Shropshire TF3 3BA

- Terraced industrial unit extending to approximately 6,582 sq ft (611.53 sq m)
- Popular and established industrial location with trade counter potential
- Suitable as industrial or offices use, among other uses
- Loading apron & 8 car parking spaces – additional communal car parking available

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Unit B2, Stafford Park 4, Telford

LOCATION

Telford is the main commercial and industrial centre of Shropshire and is located on the M54 motorway approximately fifteen miles from Junction 10a of the M6 motorway. The M54/M6 link gives easy access to the national motorway network and to Wolverhampton some eight miles away and Birmingham city centre approximately thirty five miles distant. Telford lies approximately fifteen miles from the county town of Shrewsbury via the M54 and A5 trunk road. It is situated on the main Shrewsbury to Wolverhampton railway line, which has the facility of direct trains to London Euston, Telford Central railway station being situated approximately a quarter of a mile from Telford Town Centre.

The subject property is located on Stafford Park 4 industrial estate, a well planned development incorporating four traditional terraces of similarly designed industrial units, ranging in size from 2,000 — 8,000 square feet. Overall Stafford Park can be seen as a relatively attractive area in relation to the alternative industrial locations in the vicinity of Telford. The property itself is positioned just off one of the main thoroughfares on Stafford Park and is located within the main trade counter area. Nearby occupiers include Lockwell Electrical, Telford and Wrekin Business Development Centre and Eurofit.

DESCRIPTION

The property comprises a terraced industrial unit forming part of a larger terrace of four industrial warehouse units known as B Block. The property is constructed around a steel portal frame with one third brick block and two thirds steel profile cladding to the elevations. The roof is pitched with cement fibre board sheets which have now been overlaid with steel profile sheets.

Internally Unit B2 currently provides offices, studios and workshops within an industrial building and has a mixture of floor coverings, suspended ceilings with inset lighting, perimeter trunking and air conditioning.

Externally, the unit benefits from having use of a nearby communal car park as well as the benefit of private car parking immediately to the front elevation for 8 vehicles plus a single disabled space.

ACCOMMODATION

Gross Internal Area 2,582 Sq Ft 611.53 Sq M

LOCAL AUTHORITY

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



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PLANNING

All interested parties to make their own enquiries with the local planning authority

TENURE

Leasehold/ Long leasehold: The property is available on a new full repairing and insuring lease on terms to be agreed. Alternatively the long leasehold interest in the property is for sale - 999 years with affect from 3 July 2009 paying a peppercorn rent,

PRICE / RENT

Quoting rent £45,000 pax or £495,000 long leasehold

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.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the upcoming 2026 Rating List is £47,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-66.

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.

ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment with the Agent's Telford office: Nathan Fern
Contact: Nathan Fern
Direct Line: 01952 521004
Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk
Ref: BNF/4177



Printcode: 2026325

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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