

**ANDREW DIXON
& COMPANY**

Chartered Surveyors &
Commercial Property Consultants

**TO LET / FOR
SALE**

INDUSTRIAL PREMISES



Ace House, Stafford Park 6 **Telford, Shropshire, TF3 3AT**

- Modern industrial building extending to 25,525 sq ft on a site area of 1.4 acres
- Fully fenced and secure site including yard area
- Established trading location close to Junction 4 of the M54 Motorway
- Low site coverage

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Ace House

Stafford Park 6 , Telford

LOCATION

The property is located on the eastern fringe of Stafford Park, one of Telford's principal industrial estates, with excellent access to the M54 motorway at Junction 4 via the A464. The county town of Shrewsbury is approximately 12 miles to the west via the M54 and the journey time to the M6 and Toll Road link is approximately 25 minutes' drive by car.

Stafford Park is a modern, fully developed industrial estate popular with both manufacturing and distribution concerns, and lies approximately 1.5 miles from Telford Town Centre and Telford Central railway station.

DESCRIPTION

The property comprises a modern detached industrial office building with an excellent yard and car parking provision. The building provides open-plan warehouse accommodation, accessed via three roller shutter doors, with an internal eaves height of 7 metres and LED lighting throughout.

There is a two-storey office to the front of the premises, providing partitioned offices together with WC and welfare facilities. An inter-connecting low-level section provides further workshop, storage and potential office space. At first-floor level, an inter-connecting office links the warehouse to the front two-storey office and provides open-plan and partitioned office space.

The offices are generally carpeted throughout and benefit from suspended ceiling tiles.

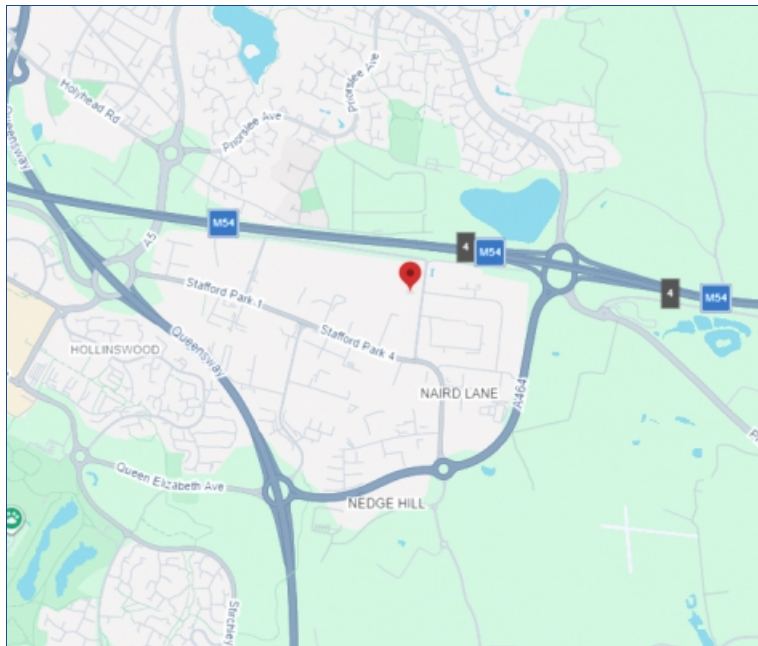
Externally, the site has a dedicated car park to the front, together with a yard and loading area to the side. There is also potential to increase the car park to the front, subject to the necessary consents.

ACCOMMODATION

Area Description	Sq Ft	Sq M
Warehouse	13,020	1,209
Two-Storey front office	4,339	402
Low level Workshop/Storage area	6,280	584
First floor inter-connecting office	1,887	175
Total Gross Area	25,526	2,370

PLANNING

We have assumed planning use class B2 + B8. Interested parties are advised to make their own enquiries with the Local Planning Authority.



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.



TENURE

Leasehold: The property is available on a leasehold basis, on terms to be agreed. The Landlord may consider a sale of the freehold.

PRICE / RENT

£170,000 per annum leasehold. Offers are invited for the freehold interest

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.

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 2026 Rating List is £154,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-67.

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: Alex Smith
Contact: Alex Smith MRICS
Direct Line: 01952 521007
Mobile: 07795 275 113
Email: alex@andrew-dixon.co.uk
Ref: AGS/4212



Printcode: 2026915

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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