ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES



Amethyst 2, Crown Point, Stafford Park 10
Telford, Shropshire, TF3 3AT

- Modern high bay warehouse unit extending to 31,356 sq ft (2,913 sq m)
- Built to a high specification with 10m eaves height clearance
- Good quality internal first floor office accommodation
- Large service yard, dock loading and level access, and 44 car parking spaces

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Amethyst 2
Crown Point, 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 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 was constructed as part of the Crown Point development in 2004. Unit 2 is a mid-terraced unit forming part of a single structure extending to approximately 110,000 square feet, which has been divided to provide three separate units.

The impressive structure comprises an insulated steel portal frame building with full height external profile steel cladding and perimeter internal concrete panels to a height of 2m. It benefits from one dock loading bay and two level access doors.

The warehouse has a minimum internal height clearance (to underside of portal haunch) of 10m, having concrete ground floor slab with designed UDL of 50kN per square metre (1,000 per square feet). It is fitted in part with suspended sodium lamps and incorporates ground floor WC facilities, reception area, canteen and a production office.

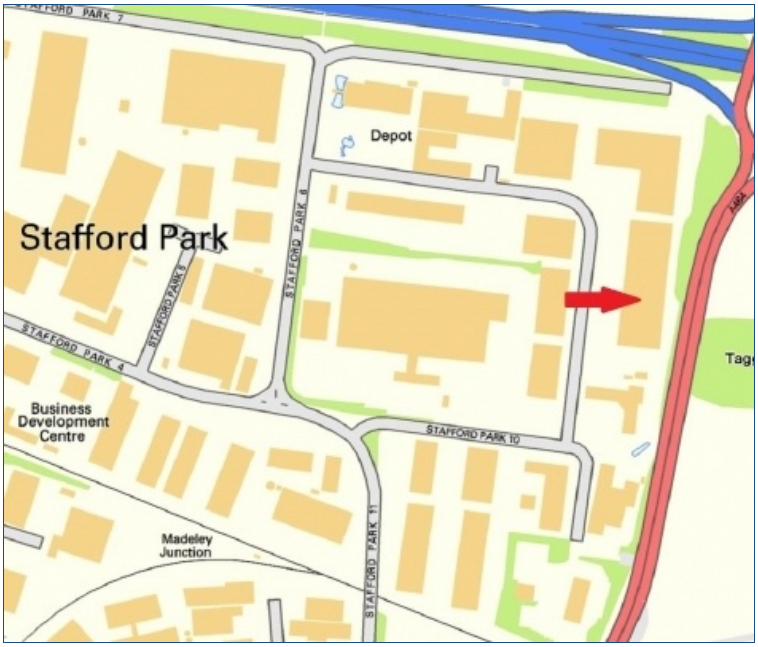
The building has the benefit of good quality first floor offices including aluminium framed, double glazed window units, suspended ceilings with recessed lighting, gas fired central heating and carpeting over raised floor access.

There is the potential to create further offices beneath the mezzanine floor.

Outside, the unit is completed by a large open service yard (42m deep) with landscaped area and car parking for 44 vehicles.

ACCOMMODATION

Warehouse and ground floor offices	30,000 sq ft	2,787 sq m
First floor offices	1,356 sq ft	126 sq m
Total Area	**31,356 sq ft**	**2,913 sq m**



SERVICES (NOT CHECKED OR TESTED)
We understand that all mains services are available or connected to the property. The offices are equipped with recessed fluorescent lighting, Cat V wiring, perimeter trunking and gas fired central heating. The warehouse has a 3-Phase power supply and a low presure gas supply.

PLANNING
We understand the property has planning permission for uses within Class B1, B2 & B7 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE
Leasehold: The property is available to let based on a new FRI lease 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
According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £108,000.

ENERGY PERFORMANCE CERTIFICATE
The property has an Energy Rating of C(62).

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
Direct Line: 01952 521006 Mobile: 07957 828 563
Email: nicholas@andrew-dixon.co.uk
Ref: JND/2799B

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.

Printcode: 2019107

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