

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL FACILITY



Unit A, Stafford Park 9, Telford Shropshire, TF3 3BZ

- Modern manufacturing/distribution facility extending to 53,142 sq ft
- Plus loading canopy of 5,192 sq ft and storage canopy of 13,985 sq ft
- Two-storey office accommodation fitted out to a high specification
- Total site area of 3.2 acres including secure yard and car parking

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Unit A

Stafford Park 9, Telford

LOCATION

The property is situated on Stafford Park, the principal industrial area within Telford New Town. Stafford Park lies a short distance from Telford Town Centre and benefits from good access to the A442 Queensway, Telford's main north/south distributor road. Junctions 4 and 5 of the M54 motorway and Telford Central railway station, which link with main line services via Wolverhampton, are both approximately half a mile away respectively.

The property itself is located on Stafford Park 9, with the immediate surrounding area mainly being dominated by other industrial users, with a number of motor trade dealerships also being in close proximity.

DESCRIPTION

The property was constructed as a 'Design and Build' project in the early 1990's to provide an exceptionally high quality industrial warehouse facility built to a very high specification and offering attractive flexible space designed for both manufacturing and distribution purposes.

Construction is based on a steel portal frame with 119ft spans and an eaves height clearance of approximately 24ft. The building is clad with insulated, plastic coated sheeting and the front elevation incorporates four up-and-over doors and a part glazed elevation to the integral two-storey offices. The warehouse has a floor loading of 37.5 KN per square metre.

The office portion of the property is fitted out to a high standard with carpet tiled floors, 3-compartment skirting trunking, gas fired central heating and suspended ceilings incorporating modern lighting units. There are fully fitted male and female WC facilities and a kitchen.

Outside, there is a loading canopy adjoining the warehouse to the front and a separate large storage canopy to the side of the building.

Also to the front of the unit is an extensive service yard, complemented by car parking areas with concrete paviors, refuse area and landscaped grounds. The site is secured by 2.3m high chain link fencing with access gates at the entrance.

ACCOMMODATION

Warehouse	48,538 sq ft	4,509 sq m
Two-storey offices	4,640 sq ft	428 sq m
Total Gross Internal Area	53,142 sq ft	4,937 sq m
Loading canopy	5,192 sq ft	482 sq m
Additional storage canopy	13,985 sq ft	1,303 sq m



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SERVICES

We understand that mains gas and water are connected to the property and telephone ducting is installed. There is a transformer on site with a 1,500 kva capacity, however the electricity supply currently in use is approximately 750 kva. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE AND RENT

Leasehold: The property is available to let based on a sublease or assignment of the existing lease, or potentially a surrender and granting of a new FRI lease. Rent upon application.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £183,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(53).

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3551



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:
20191029

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