



Unit 16, Queensway Link, Stafford Park 17 Telford, Shropshire, TF3 3DN

- Industrial investment opportunity in popular trade counter location on Stafford Park
- Semi-detached industrial unit extending to 3,000 sq ft (278.70 sq m)
- Let to Rexel UK Ltd for 10 years from 1st May 2020 with an option to break on 30th April 2025
- Passing rent of £17,750 pa with a rent review on 1st May 2025

Unit 16, Queensway

Stafford Park 17, Telford

LOCATION

The property is situated on Queensway Link, a popular trade counter location on Stafford Park 17, which forms part of the Stafford Park Industrial Estate in central Telford.

The site is well located approximately one mile from Junction 4 of the M54 motorway, via the A442 dual carriageway, and approximately half a mile from Telford Town Centre and Telford Central railway station.

DESCRIPTION

The property comprises a semi-detached industrial unit, which is currently occupied by Rexel UK Limited and has a trade counter use.

The unit is of steel portal frame construction beneath a pitched roof interspersed with translucent roof lights. It has a minimum eaves height of approximately 5m and is accessed via a roller shutter door to the front elevation, which leads into the storage warehouse. A pedestrian access door leads to the trade counter area.

The tenant has also installed a mezzanine floor providing additional first floor storage space.

Externally, the unit benefits from 6 demised car parking spaces.

ACCOMMODATION

Gross Internal Area	3,000 sq ft	278.70 sq m
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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.

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

Freehold Investment: The property is available to purchase freehold subject to the existing occupation lease - to be sold as a Going Concern.

PRICE

Offers in excess of £295,000 for the freehold interest.



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TENANCY

The property is let to Rexel UK Limited on a FRI lease, contracted out of the terms of the Landlord & Tenant Act 1954, for a term of 10 years from 1st May 2020. The current passing rent is £17,750 per annum, with a rent review to open market value on 1st May 2025. There is also a tenant only option to break on the fifth anniversary of the lease.

COVENANT

Rexel UK Limited had a reported turnover of £707 million in the accounting period ending 31st December 2018, with shareholders funds of £76.458 million, a net worth of £20.489 million and an operating profit of £4.861 million.

SERVICE CHARGE

We understand there is an Estate Service Charge levied by the ultimate freeholder of the estate. Further details are available from the agent.

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 £14,500.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed - an EPC will be available shortly.

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

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Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3602



Printcode: 2020712

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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& COMPANY

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