



## Unit 12, Stafford Park 12, Telford Shropshire, TF3 3BJ

- Detached warehouse unit extending to 6,020 sq ft (559.6 sq m)
- Integral two-storey offices including kitchen and WC facilities
- On site car parking for 7 vehicles and rear open yard
- Easily accessible via the M54 motorway (Junction 4)

# Unit 12

## Stafford Park 12, Telford

### LOCATION

The property is situated in an established commercial location on the eastern fringe of Stafford Park in Telford. Stafford Park is a modern, fully developed industrial estate, which is popular with both manufacturing and distribution concerns. It lies approximately 1.5 miles from Telford Town Centre and Telford Central railway station.

The property enjoys excellent access to the M54 motorway at Junction 4, via the A464. The A442 Queensway dual carriageway is approximately 1 mile distant providing access to the north and south of the town. The journey time to the M6 and Toll Road link is approximately 25 minutes, and the county town of Shrewsbury is approximately 12 miles to the west of the M54/A5.

### DESCRIPTION

The property comprises a detached warehouse unit with integral two-storey office accommodation. The site incorporates an open blockwork yard to the rear, together with on site car parking for 7 vehicles to the front of the unit.

The steel portal framed building provides a clear span warehouse, having a minimum eaves height of 17ft (5.2m), a concrete floor, fluorescent strip lighting throughout, and is heated by gas warm air blowers. Vehicular access is afforded via a roller shutter door to the rear, leading onto the yard area, and pedestrian access to the front. The windows and doors to the front elevation also have the benefit of security shutters.

The office block is positioned to the front of the unit and includes a ground floor reception area, general offices, staff kitchen and ladies and gent's WC facilities. The offices benefit from suspended ceilings with inset fluorescent lighting, perimeter trunking and electric storage heaters. There are also internal security grilles to reception area windows.

### ACCOMMODATION

Warehouse	3,964 sq ft	368.0 sq m
Ground floor offices	1,028 sq ft	95.6 sq m
First floor offices	1,028 sq ft	95.6 sq m
<b>Gross Internal Area</b>	<b>6,020 sq ft</b>	<b>559.6 sq m</b>

### 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.



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### 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

Leasehold: The property is available to lease on terms to be agreed. Please contact the agent for further details.

### 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 £25,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(96).

### 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.

### 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](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3661



Printcode: 2017718

### 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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