ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES



Unit 11, Queensway Link, Stafford Park 17 Telford, Shropshire, TF3 3DN

- High quality, semi-detached industrial unit extending to 1,528 sq ft (141.93 sq m)
- External concrete loading area and circa 2 car parking spaces
- Trade counter potential
- Popular location on Stafford Park approximately 1 mile from J4 of M54 motorway

Tel: 01952 521000 www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford, Shropshire TF2 9TW Telephone : 01952 521000 Fax : 01952 521014 Email: enquiries@andrew-dixon.co.uk

Unit 11, 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 high quality, semi-detached industrial/warehouse unit, which was developed in the mid 1990's of blockwork construction with metal sheet cladding to a minimum eaves height of 5m.

The unit provides a clear span workshop/warehouse, complete with integral office accommodation, kitchenette and WC facilities. The building benefits from a concrete floor, a mixture of fluorescent and sodium lighting and a 15ft roller shutter door.

Outside, there is a concrete loading apron and car parking for approximately two vehicles.

ACCOMMODATION

Gross Internal Area	1,528 sq ft	(141.93 sq m)

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have now checked or tested these services and interested parties should make their own enquiries.

PLANNING

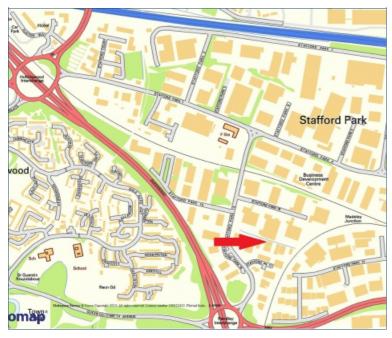
Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £11,000 per annum exclusive.





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 $\pounds7,700.$

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(107).

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: Nathan Fern Direct Line: 01952 521004 Mobile: 07957 828 569 Email: nathan@andrew-dixon.co.uk **Ref: BNF/2198**



Printcode: 202157

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.

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.



www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford, Shropshire TF2 9TW Telephone : 01952 521000 Fax : 01952 521014 Email: enquiries@andrew-dixon.co.uk