



***NB: Indicative red-line site boundary for illustrative purpose only**

Trade Counter Premises at Stafford Park 17 Telford, Shropshire, TF3 3DG

- Fully refurbished, detached industrial unit with trade counter 3,960 sq ft (368 sq m)
- Self-contained site of 0.6 ac including large secure yard and car parking
- Prominent, established trade counter location
- Nearby occupiers include Jewsons, Screwfix, Howdens and Paintwell

Trade Counter

Stafford Park 17, Telford

LOCATION

The property is located on the Stafford Park industrial estate in Telford, an established commercial area popular with trade counter users and motor dealerships. The estate is accessed from the A442 Queensway dual carriageway.

The site enjoys a prominent position fronting onto the Stafford Park 17, as well as the main Stafford Park 13 estate road. It also lies within 2 miles of Telford town centre, Telford Central railway station and Junctions 4 and 5 of the M54 motorway, interlinking into the wider national motorway network. Nearby occupiers include Jewsons, Screwfix, Howdens and Paintwell.

Telford is a large new town in the borough of Telford and Wrekin, located approximately 13 miles east of Shrewsbury and 20 miles west of Birmingham city centre. It is also the largest town in Shropshire and one of the fastest growing towns in the UK.

DESCRIPTION

The property comprises a modern, detached warehouse/trade counter facility on an attractive and self-contained, fully surfaced site of approximately 0.6 acres including generous car parking, secure yard and gated access point.

The property has recently been fully refurbished to provide a steel portal frame warehouse with roller shutter access offering open plan storage space incorporating works WC and kitchen facilities to the rear. The warehouse has a solid concrete floor and LED lighting throughout.

There is an attached single storey office block to the rear side of the warehouse, which offers a reception and trade counter facility, complemented by office/potential sales area, staff WC and kitchen facilities. The accommodation benefits from carpeted floors, LED lighting and an air conditioning system. The trade counter section has its own entrance, but can also be accessed internally from the warehouse.

ACCOMMODATION

Warehouse	2,755 sq ft	256 sq m
Offices/Trade Counter	1,205 sq ft	112 sq m
Gross Internal Area	3,960 sq ft	368 sq m

SERVICES

We understand that all mains services are available or connected to the property. However, 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 have assumed the property has planning permission for uses within Class E(g), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries.

TENURE

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

RENT

The quoting rent is £50,000 per annum exclusive.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website, the building and yard are currently assessed separately in the 2023 Rating List, having rateable values of £22,250 and £6,000 respectively.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B44.

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

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Ref: AGS/3476



Printcode: 2025113

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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