



Unit 18, Queensway Link, Stafford Park 17 Telford, Shropshire, TF3 3DN

- High quality, semi-detached industrial unit extending to 1,526 sq ft (141.83 sq m)
- Plus mezzanine floor of 1,196 sq ft (111.10 sq m)
- Concrete loading area and circa 2 car parking spaces
- Trade counter potential

Unit 18, Queensway Link, 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 1 mile from Junction 4 of the M54 motorway, via the A442 dual carriageway, and approximately 0.5 miles from Telford Town Centre and Telford Central railway station.

DESCRIPTION

The property was developed in the mid 1990's and comprises a high quality semi-detached, single storey industrial unit of blockwork construction with metal sheet cladding to a minimum eaves height of 17ft, rising to 23ft.

Internally, the unit has been sub-divided to provide a workshop on the ground floor, complete with integral office accommodation, reception area, kitchen and toilet facilities. There is also a first floor mezzanine.

The property benefits from a concrete floor, a mixture of sodium, fluorescent, and LED lighting and a 15ft roller shutter door.

Externally, there is a concrete loading apron to the front of the unit and private parking for approximately 2 vehicles.

There is also an EV charging point to the front of the building.

ACCOMMODATION

Ground floor	1,526 sq ft	141.83 sq m
Mezzanine first floor	1,196 sq ft	111.10 sq m
Gross Internal Area	1,526 sq ft	141.83 sq m

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.

LOCAL AUTHORITY

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



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PLANNING

The property is currently utilised for industrial purposes, but does have trade counter potential, subject to planning permission. Interested parties should make their own enquiries in this regard.

TENURE

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

RENT

Rent upon application.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2026 rating list is £11,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(76).

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.

ANTI MONEY LAUNDERING

A successful tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

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/0988C



Printcode: 2026623

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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