



Units D1-D3 , Stafford Park 15 Telford, Shropshire, TF3 3BB

- Detached Industrial premises incorporating single storey offices
- Extending to approximately 13,685 sq ft (1,271 sq m)
- Additionally a 813 sq ft (75.6 sq m) mezzanine floor
- Enclosed service yard with shared on-site car parking
- Popular business location close to M54 motorway and Telford Town Centre

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Units D1-D3

Stafford Park 15, Telford

LOCATION

The property is well located on Stafford Park industrial estate, one of Telford's main business locations. It lies adjacent to the M54 motorway, Telford Town Centre and Telford Central railway station.

Stafford Park 15 is a popular trading area with easy access just off the A442 dual carriageway, linking north and south Telford, and onto Junction 4 of the M54.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles east of the county town of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the southeast respectively, with easy access onto the M6 motorway approximately 15 miles distant.

DESCRIPTION

The property provides a modern detached industrial unit incorporating a warehouse/industrial bay with internal single storey offices, and a secure yard to the rear.

The building is of steel portal frame construction beneath a sheet clad roof, having roller shutter door access into the rear yard area. The warehouse has an internal eaves height of 17ft 2ins (5.25m) and 4.16m to the underside of the internal stanchions.

Modern offices are provided to the front of the building and the accommodation is fitted with UPVC doors and windows to the front elevation.

Outside, there is extensive shared on-site car parking to the front of the building with rear delivery access into the enclosed yard, which is securely fenced.

ACCOMMODATION

Warehouse and Offices	13,685 sq ft	1,271 sq m
Mezzanine Floor	813 sq ft	75.6 sq m

PLANNING

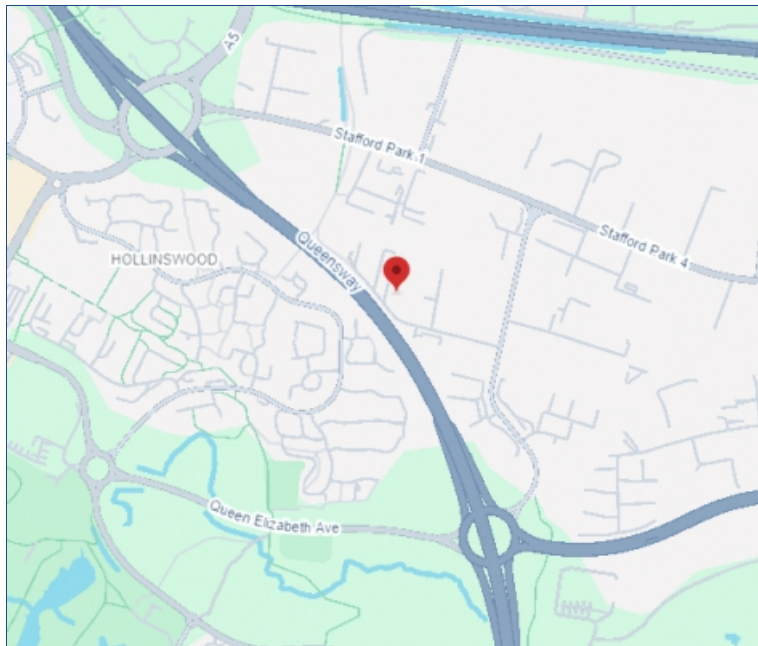
Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

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

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.



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



RENT

Quoting rent £90,000 pax

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

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the upcoming 2026 Rating List is £64,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-72.

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 purchaser/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: Alex Smith
Contact: Alex Smith MRICS
Direct Line: 01952 521007
Mobile: 07795 275 113
Email: alex@andrew-dixon.co.uk
Ref: AGS/4241



Printcode: 2026721

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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