ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES

Amethyst 3, Crown Point, Stafford Park 10

Telford, Shropshire, TF3 3AB

- Modern high bay warehouse extending to 34,600 sq ft (3,214 sq m) GIA
- Built to a high specification with 10m eaves height clearance
- Good quality internal first floor office accommodation
- Large service yard, dock loading/level access and circa 50 car parking spaces

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Amethyst 3
Crown Point, Telford

LOCATION

The property is located on the eastern fringe of Stafford Park, one of Telford's principal industrial estates, with excellent access to the M54 motorway at Junction 4 via the A464. The county town of Shrewsbury is approximately 12 miles to the west via the M54 and the journey time to the M6 and Toll Road link is approximately 25 minutes drive by car.

Stafford Park is a modern, fully developed industrial estate popular with both manufacturing and distribution concerns, and lies approximately 1.5 miles from Telford Town Centre and Telford Central railway station.

DESCRIPTION

The property was constructed as part of the Crown Point development in 2004. Unit 3 is an end terraced unit forming part of a single structure extending to approximately 110,000 square feet, which has been divided to provide three self-contained units.

The impressive structure comprises an insulated steel portal frame building with full height external profile steel cladding and perimeter internal concrete panels to a height of 2 metres. It benefits from a dock loading bay and two level access doors.

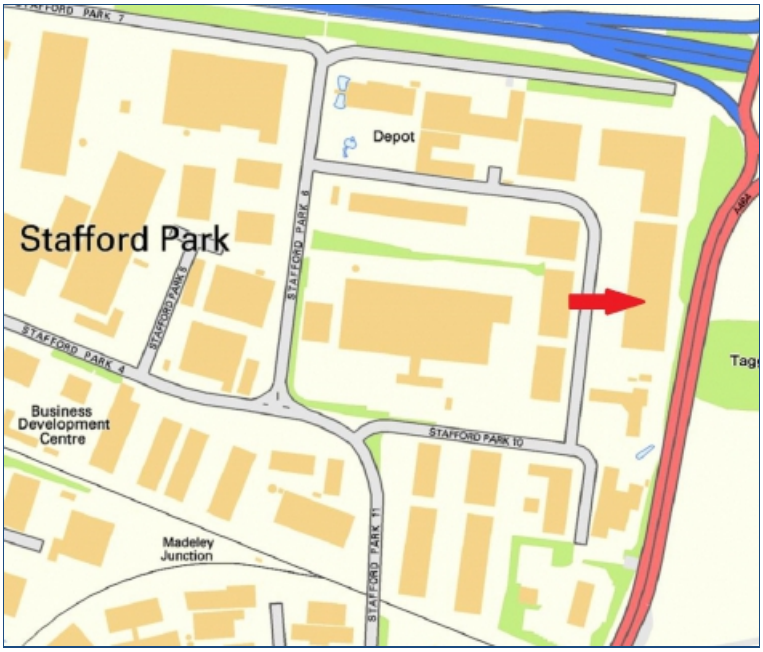
The warehouse has a minimum internal height clearance (to underside of portal haunch) of 10m, having concrete ground floor slab with designed UDL of 50kN per square metre (1,000 per square foot). It is fitted in part with suspended sodium lamps and incorporates ground floor WC facilities, reception area, canteen and a production office.

The building has the benefit of good quality first floor offices, including aluminium framed, double glazed window units, suspended ceilings with recessed lighting, gas fired central heating and carpeting over raised floor access. There is the potential to create further offices beneath the mezzanine floor.

Outside, the unit is completed by a large open service yard (42m deep) with landscaped area and car parking for 50 vehicles.

ACCOMMODATION

Warehouse and ground floor offices	32,788 sq ft	3,046 sq m
First floor offices	1,812 sq ft	168 sq m
Gross Internal Area	**34,600 sq ft**	**3,214 sq m**



SERVICES

The offices are equipped with recessed fluorescent lighting, Cat 5 wiring, perimeter trunking and gas fired central heating. The warehouse has a 3-Phase power supply and a low pressure gas supply. It should be noted that we have not tested the services and prospective tenants should make their own enquiries with the service providers.

PLANNING

We understand the property has planning permission for Class E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

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

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 2025 Rating List is £143,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B(47).

VAT

All figures quoted are exclusive of VAT, which may be payable at the current 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: Nicholas Dixon MRICS
Direct Line: 01952 521006 Mobile: 07957 828 563
Email: nicholas@andrew-dixon.co.uk

Ref: JND/2799

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.

Printcode: 202542

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