



## Unit 4, Stafford Park 12, Telford, TF3 3BJ

### Distribution/factory warehouse premises

- Gross Internal Area of approximately 11,798 sq ft (1,096 sq m)
- Mezzanines of 3,260 sq ft (306 sq m) which can be removed if required
- Integral two-storey office accommodation
- Rear loading doors, yard and on site car parking
- Popular industrial estate location



# Unit 4

## Stafford Park 12, Telford

### LOCATION

The property is located on the eastern fringe of Stafford Park, one of Telford's principal established industrial estates, with excellent access to the M54 motorway at Junction 4 via the A464. The journey time to the M6 and Toll Road link is approximately 25 minutes, and the county town of Shrewsbury is approximately 12 miles to the west via the M54/A5. The A442 Queensway dual carriageway is 1 mile distant providing access to the north and south of Telford.

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

The estate was predominantly developed in the late 1980's and early 1990's as Telford's flagship employment location and its initial Enterprise Zone status led to the introduction of business - office park uses, motor car showrooms and trade counter uses along the main Stafford Park spine road axis.

### DESCRIPTION

The property comprises a detached single span warehouse building built in 1987 with integral two-storey office accommodation. Construction is part brick/steel clad elevations under a steel clad roof. There are two roller shutter loading doors to the rear elevation.

There are currently three mezzanines in situ, which can be removed if required.

Internally, the warehouse has an eaves height of approximately 17ft and benefits from overhead lighting and a gas warm air heating system. The two-storey office accommodation benefits from suspended ceilings and fluorescent lighting throughout.

Externally, the property benefits from a rear service yard with loading/unloading facilities.

### ACCOMMODATION

Warehouse	9,962 sq ft	925.00 sq m
Ground floor offices	918 sq ft	85.31 sq m
First floor offices	918 sq ft	85.31 sq m
<b>Gross Internal Area</b>	<b>11,798 sq ft</b>	<b>1,096.00 sq m</b>
Mezzanines	3,260 sq ft	302.00 sq m



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### 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.

### PLANNING

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

### TENURE

Leasehold: The property is available to 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 2023 Rating List is £51,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-75.

### 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: Nicholas Dixon MRICS  
Direct Line: 01952 521006 Mobile: 07957 828 563  
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Ref: JND/2381



Printcode: 202566

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