

For Sale/To Let

Industrial / Warehouse

Terraced unit with secure yard

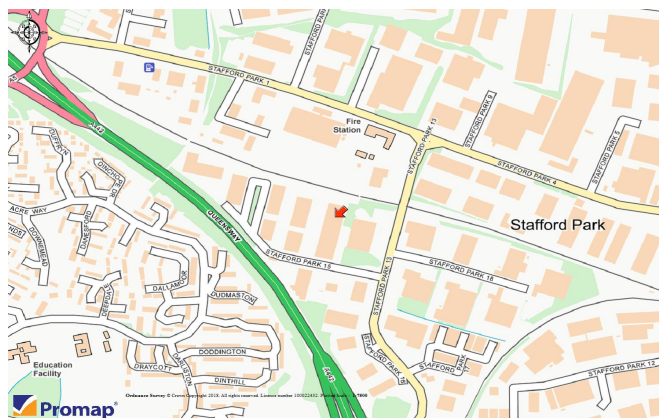
Unit A9, Stafford Park 15, Telford TF3 3BB



- 466 Sq M (5,020 Sq Ft)
- Eaves height 5.25 metres
- Established industrial location
- To be refurbished

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Location



Stafford Park is a principal industrial estate within Telford, located approximately 2 miles from Junctions 4 and 5 of the M54 and 1½ miles from Telford town centre. It is conveniently located close to Telford Central train station which provides good links to Birmingham New Street and Wolverhampton.

Telford is located adjacent to the M54, 10 miles east of Shrewsbury and 16 miles west of Wolverhampton. The town is within 15 miles of the M6 which provides good access to the national motorway network.

Description

The property provides a modern terraced industrial building of steel frame construction with offices to the front incorporating toilets. The windows and doors are double glazed with security shutter. The industrial warehouse has an internal eaves height of 5.25 metres with a maximum eaves of 6.2 metres. A programme of refurbishment is planned.

Externally, there is a gated and secure yard to the rear of the property with access to the industrial warehouse through a roller shutter door. Communal car parking is provided to the front of the building.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and found to have the following approximate gross internal area:

Area	Sq M	Sq Ft
Industrial / Warehouse	424.57	4,570
Office / Ancillary	41.80	450
TOTAL GIA (APPROX)	466.37	5,020

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property has a "Factory and Premises" description with a rateable value of £18,750 within the 2017 Rating List. This is not the rate payable figure.

Terms

Price: The property is available to purchase. Contact the agent for details.

Rent: To Let by way of a new full repairing and insuring lease at a commencing rent of £22,590 per annum exclusive.

Service Charge

A service charge is levied for the maintenance and upkeep of the common areas and estate services. Details are available upon request.

Services

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their contractor, surveyor or solicitor.

Planning

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380 000.

EPC

An EPC has been carried out on the property. The property has a rating of F:143.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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