



FOR SALE

MODERN INDUSTRIAL / WAREHOUSE PREMISES

**UNITS C3 / C4, STAFFORD PARK 4
TELFORD, TF3 3BA**



6,664 -13,369 sq. ft. (619.16 - 1,241.97 sq. m.)
Approx. Gross Internal Area

- **Within approximately 1 mile of Telford Town Centre**
- **Available combined or individually**
- **Secure yard**



Location

The premises are located on Stafford Park 4 in Telford providing links to the M54 by way of A464 and Telford Town Centre via A442. Telford Town Centre is approximately 1 mile to the West and M6 motorway connections to Junctions 11 and 12 via M54 and A449.

Description

The premises comprise two modern portal framed warehouse units which can be purchased individually or combined.

Internally, the units feature;

- Eaves height from 5.2m
- Loading access via one loading door per unit
- Office accommodation to the front
- Fluorescent strip and sodium lighting
- Gated yard area
- Communal parking available

Tenure

The premises are available for sale by way of two ground leases. Further information is available from the agents.

Price

Offers in excess of £600,000 exclusive.

Accommodation

	Sq ft	Sq m
Unit C3 Warehouse	567.63	6,110
Unit C3 Offices	51.53	555
Unit C3 Approx. GIA	619.16	6,664
Unit C4 Warehouse	570.97	6,146
Unit C4 Offices	51.84	558
Unit C4 Approx. GIA	622.81	6,703
Combined	1,241.97	13,369

Business Rates

The combined units have a rateable value of £38,000 (2017 listing).

EPC

EPC Rating – E (102)

Service Charge

A service charge is levied in respect of the maintenance and repair of the common areas of the estate. Current service charge figures are available from the agents.



Services

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

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed we will request proof of identification for the purchasing entity.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing

Strictly via sole agents:

Harris Lamb

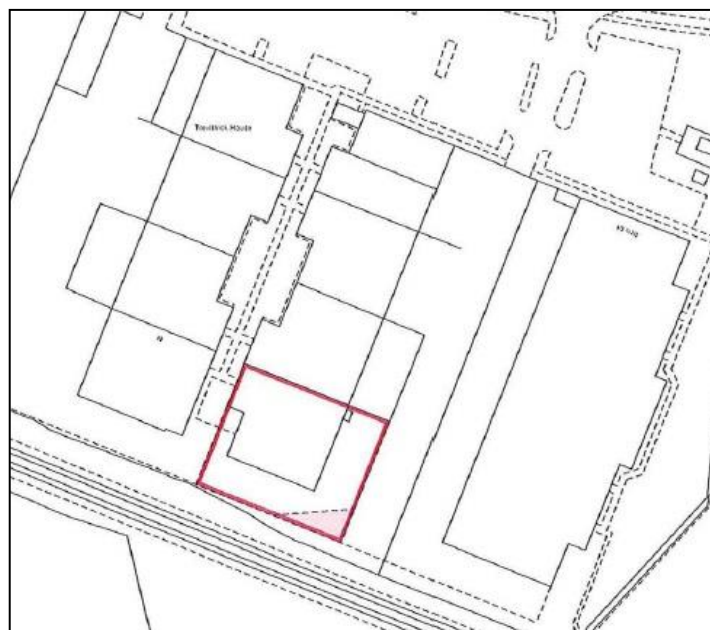
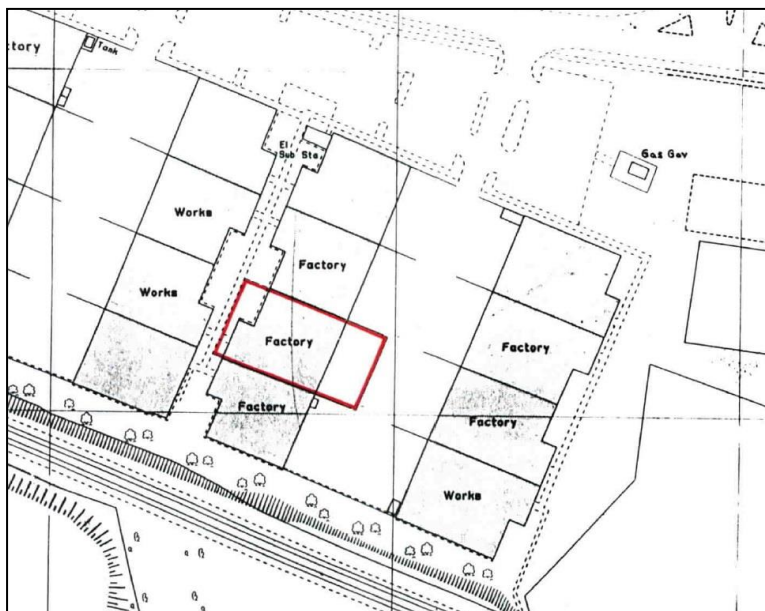
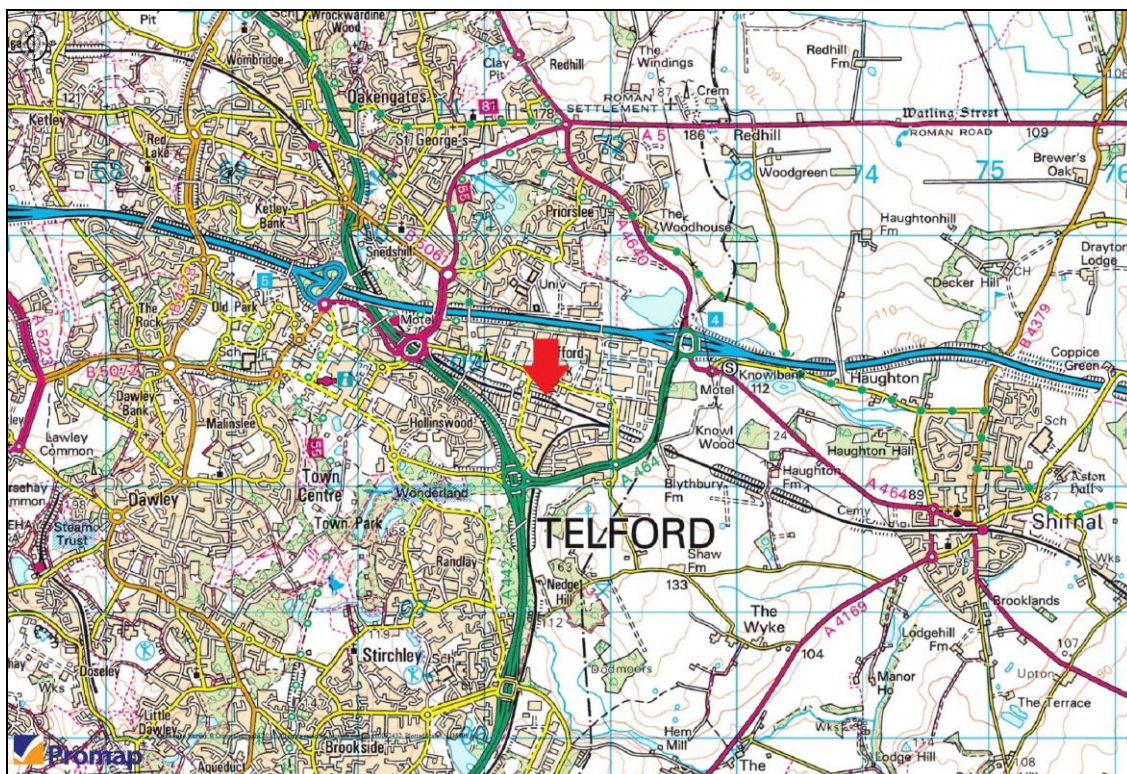
3 Lakeside, Festival Park Stoke on Trent, ST1 5RY

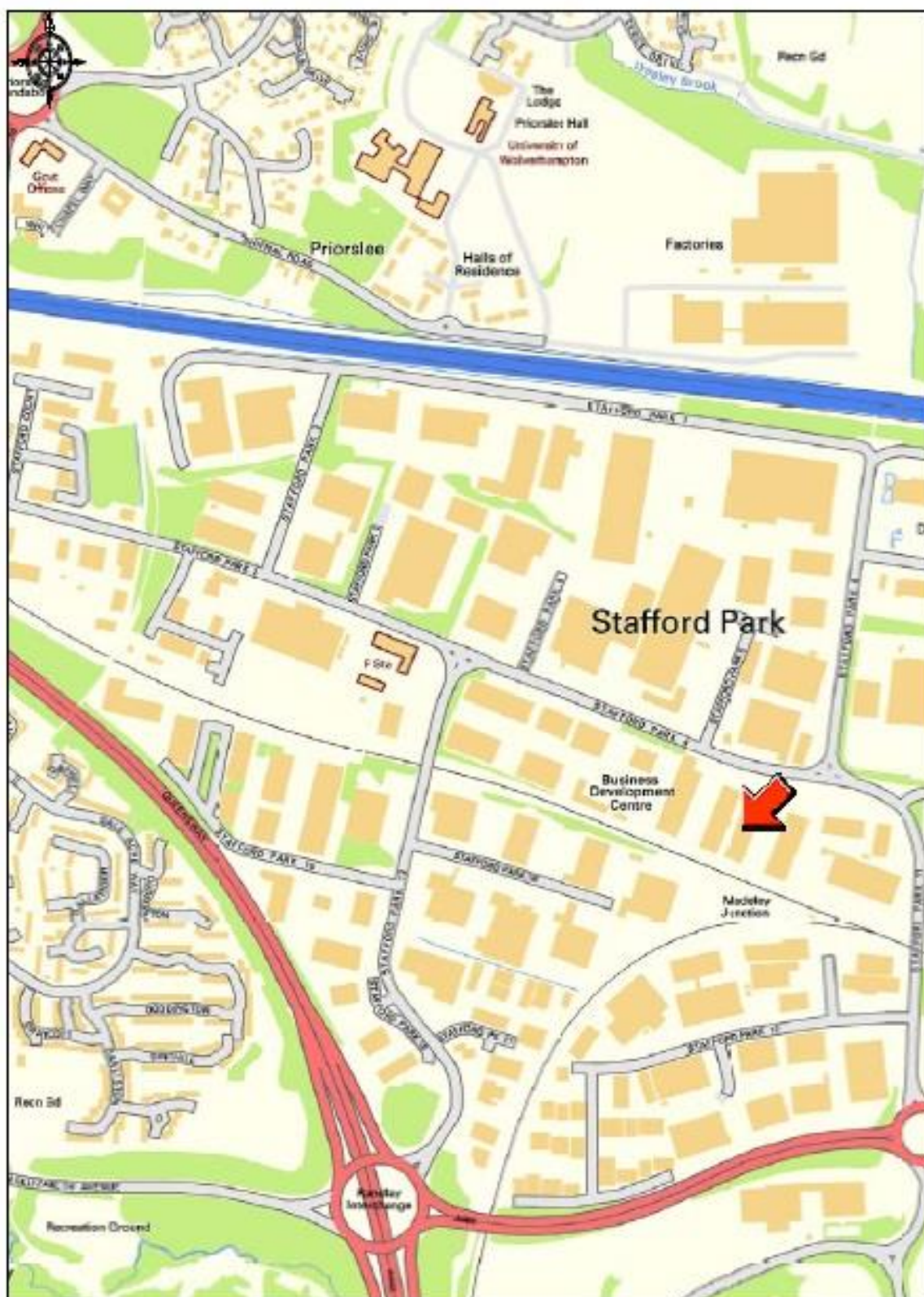
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Ref: ST1066 / Subject to Contract





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