ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE/TO LET

INDUSTRIAL PREMISES



Unit B1, Stafford Park 15, Telford
Shropshire, TF3 3BB

- End terraced production warehouse extending to 4,336 sq ft (402.82 sq m)
- Single storey office block to the front including WC facilities
- Rear service yard and on-site car parking provision
- Established business location fronting onto Stafford Park 15

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Unit B1
Stafford Park 15, Telford



LOCATION

The property is located on Stafford Park, one of Telford's major industrial areas, which lies approximately 1 mile from Junction 4 of the M54 motorway linking with Junction 10a of the M6 approximately 20 miles to the east. Telford Town Centre is close by, together with Telford Central railway station.

Stafford Park 15 is a cul-de-sac estate road in an almost fully developed part of Stafford Park. The subject property enjoys an end terraced position fronting onto the main estate road. Nearby occupiers include Shropshire Welding Supplies, JD Metals and The Plastic Centre.

DESCRIPTION

The property comprises an end of terrace industrial unit with adjoining single storey office block to the front. The unit was built in the late 1970's/early 1980's of steel frame construction with brick/block clad walls and glazed panel cladding to the upper front and rear elevations, surmounted by a mono pitch roof with insulated lining panels. The office block is of similar construction with a flat felt roof.

The accommodation consists of a production warehouse, which benefits from a concrete floor and a manually operated roller shutter door to the rear, together with ground floor office accommodation, kitchenette and WC facilities.

Outside, there is an open yard to the rear of the building and allocated car parking within the shared car park to the front.

ACCOMMODATION

Office Block, including kitchenette & WC's	510 sq ft	47.38 sq m
Production warehouse	3,826 sq ft	355.44 sq m
Total Gross Internal Area	**4,336 sq ft**	**402.82 sq m**

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 in this regard.

PLANNING

We understand the property has planning permissio for uses within Class B1, B2, B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).



TENURE

Freehold: The property is available to purchase on a freehold basis. Alternatively it make be taken on a new full repairing and insuring lease on terms to be agreed.

PRICE/RENT

The asking price for the freehold interest is £235,000. If a lease is taken, the quoting rent is £21,000 per annum exclusive.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £16,750.

ENERGY PERFORMANCE CERTIFICATE

To be advised.

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.

VIEWING

Strictly by prior appointment with the Agent's Telford office:
Contact: Nathan Fern
Direct Line: 01952 521004
Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk
Ref: BNF/3397

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: 2017119

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: 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 can be made available by request.

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