



## Sunningdale House, Stafford Park 1 Telford, Shropshire, TF3 3BD

- Detached, self-contained industrial premises extending to 4,369 sq ft (406 sq m)
- Integral two-storey office accommodation and ancilliary space
- Large on site car park to the side and secure enclosed yard to the rear
- Located on a popular business estate in Telford

# Sunningdale House

## Stafford Park 1, Telford

### LOCATION

Stafford Park is the principal industrial area within Telford New Town, located just off the A442 Eastern Primary, the town's main north/south distributor road. It lies a short distance from Telford Town Centre and Telford Central railway station, with easy access to the motorway network via Junctions 4 and 5 of the M54 approximately half a mile away. Birmingham city centre and Shrewsbury town centre are respectively 30 miles distant via the M6 and 12 miles distant via the M54.

The property itself is located on Stafford Park 1, with the immediate surrounding area largely dominated by established industrial development. It also lies in close proximity to a number of motor trade dealerships.

### DESCRIPTION

The property comprises a modern, detached industrial unit providing warehouse accommodation with integral two-storey offices and ancillary facilities, together with on site car parking and a secure yard.

The warehouse is of steel portal frame construction with blockwork walls and insulated profile cladding beneath a pitched roof with insulated sheeting and translucent roof lights. The warehouse has an eaves height of approximately 19ft and is accessed via a single, manually operated roller shutter door.

The two-storey offices are positioned to the front of the building, being of blockwork construction and providing a reception area with interconnecting offices on the ground floor, and open plan offices on the first floor.

Outside there is a substantial tarmac car park and service yard to the side. To the rear there is an enclosed yard with a canopy lean-to cover.

### ACCOMMODATION

Warehouse	2,241 sq ft	208 sq m
Ground floor offices	1,089 sq ft	101 sq ft
First floor offices	1,039 sq ft	97 sq m
<b>Total Gross Internal Area</b>	<b>4,369 sq ft</b>	<b>406 sq m</b>

### 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.



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### PLANNING

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

### TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed.

### RENT

Rent upon application.

### SERVICE CHARGE

Details upon request from the letting agent.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £20,750 per annum.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(78).

### 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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/2101



Printcode: 2018731

### 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.

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