



# **FOR SALE**

## **MODERN INDUSTRIAL / WAREHOUSE PREMISES**

**UNIT E1b, STAFFORD PARK 4  
TELFORD, TF3 3BA**



**3,256 sq. ft. (302.50 sq. m.)**

Approx. Gross Internal Area

- Includes a mezzanine area of 801 sq ft (74.40 sq m)
- Additional Parking Available
- Within approximately 1 mile of Telford Town Centre



### Location

The premises are located on the rear terrace of units at 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 the rear half of unit 1 within a terrace of modern portal framed warehouse units.

The unit features;

- Eaves height from 5m to 6.2m
- Rear and side personnel access
- Side loading door
- Office accommodation
- Fluorescent strip lighting
- Translucent roof lights
- Large mezzanine area
- Communal parking

### Tenure

The premises are available for sale by way of a 999 year ground lease.

### Price

Offers in excess of £130,000 exclusive.

### Accommodation

	Sq. m.	Sq. ft.
Warehouse / Factory	186.56	2,008
Offices	41.54	447
Mezzanine Storage	74.40	801
<b>Approximate GIA</b>	<b>302.50</b>	<b>3,256</b>

### Business Rates

Interested parties are advised to make their own enquires with the Local Authority for further information. Telford & Wrekin Council - 01952 380000.

### EPC

EPC Rating – E (109)

### 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**

**Tel: 01782 272555**

**Fax: 01782 272511**

**Contact: Becky Thomas / Thomas Morley**

**Email : [becky.thomas@harrislamb.com](mailto:becky.thomas@harrislamb.com)  
[thomas.morley@harrislamb.com](mailto:thomas.morley@harrislamb.com)**

**Ref: ST1065 / Subject to Contract**



