

# FOR SALE

# STAFFORD PARK

TELFORD, SHROPSHIRE, TF3 3BD

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## Industrial/Warehouse 87,821 sq ft (8,158 sq m)

- ☐ Suitable for owner occupation, property companies and development (subject to planning)
- ☐ Low density site 27.5%
- ☐ 7.32 acre site
- ☐ Established industrial estate





## ACCOMMODATION

	sq ft	sq m
Industrial/Warehouse	81,829	7,602.12
Offices	5,992	556.69
Total GIA	87,821	8,158.80
SITE AREA	7.32 ACRES	2.96 HA

## DESCRIPTION

The property provides a 1980's construction, industrial/warehouse facility with single storey offices, car parking to the front, rear yard and circulation area plus additional expansion land.

## SPECIFICATION

### Warehouse

- ☐ Steel truss frame construction
- ☐ Profile metal sheet cladding (full height)
- ☐ Lined steel roof
- ☐ 2 electric roller shutter doors
- ☐ 4 dock level loading access doors
- ☐ Eaves height from 6.8m to 13.7m
- ☐ Concrete floor
- ☐ Fluorescent sodium lighting

### Offices (Ancillary Block)

- ☐ Single storey
- ☐ Canteen

### Offices (Front Elevation)

- ☐ Single storey
- ☐ Reception area
- ☐ Suspended ceilings
- ☐ Air conditioning
- ☐ Double glazing
- ☐ Central heating
- ☐ CAT 2 lighting systems
- ☐ Meeting rooms
- ☐ Board room
- ☐ Kitchenette
- ☐ WC's

### External

- ☐ Car parking to front and side elevations
- ☐ Loading and circulation areas to rear
- ☐ Additional undeveloped potential expansion land for further development (subject to planning)

## TENURE

Freehold.

## GUIDE PRICE

£6,250,000 (Six Million Two Hundred and Fifty Thousand Pounds) exclusive of VAT. Subject to Contract.

## BUSINESS RATES

Rateable Value - to be re-assessed.

## LEGAL COSTS

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

## FIXTURES AND FITTINGS

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

## SERVICES

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## EPC

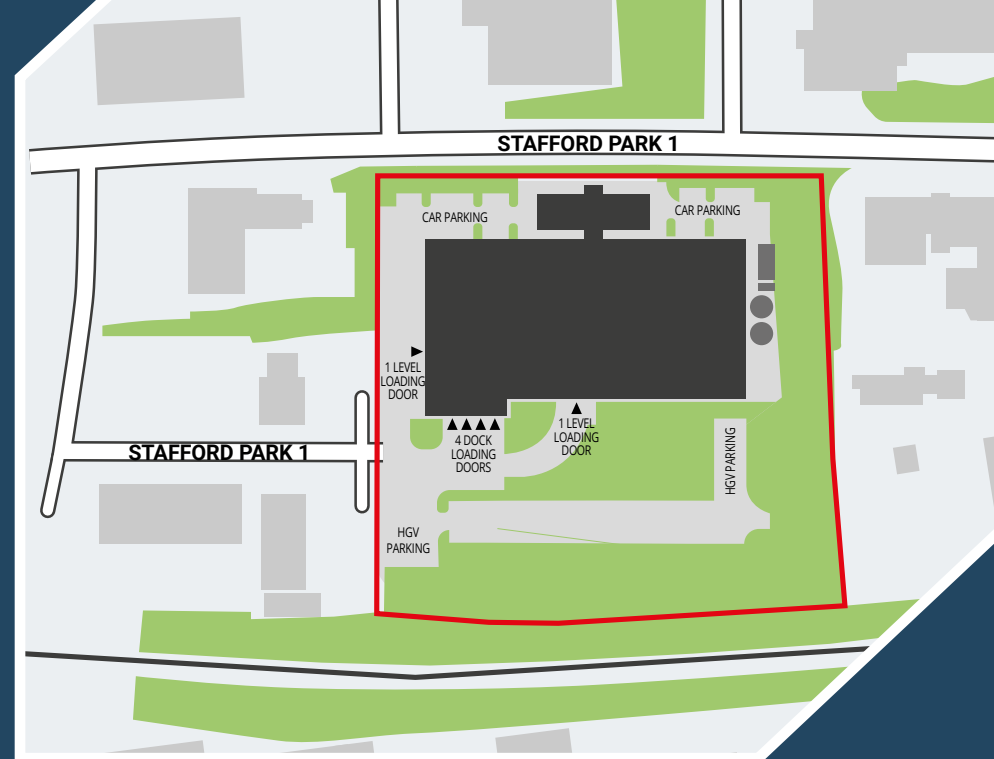
A new EPC has been commissioned.

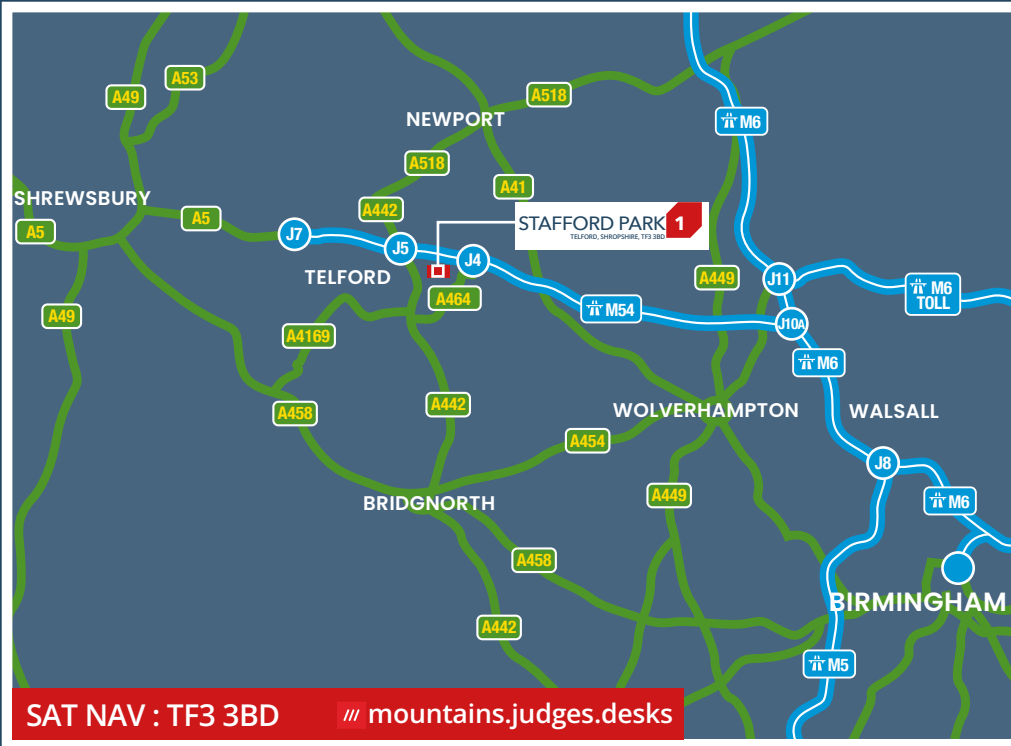
## ANTI MONEY LAUNDERING

The successful purchaser will be required to submit information to comply with anti-money laundering regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.





## LOCATION

The property is located on Stafford Park 1, which is a part of the wider Stafford Park Industrial Estate in Telford. The estate is home to a number of regional and national industrial, distribution and trade counter occupiers. The property is positioned approximately 1 mile from M54 motorway (via J4 & J5) which provide excellent connection into the national motorway network via J10a of the M6.



LOCATION	DISTANCES
Telford Central	0.7 miles
J4 & J5 M54	1 mile
Telford	2.8 miles
J11 M6	18.1 miles
Wolverhampton	18.2 miles
J10a M6	19.1 miles
Birmingham	33.2 miles
Birmingham Airport	45 miles

## VIEWINGS

Strictly by prior arrangement. Please contact:



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