

INDUSTRIAL UNIT – FOR SALE

INCOME PRODUCING INVESTMENT

Unit B4, Stafford Park 4 DC, Telford TF3 3BA

7,275 sq ft (676 sq m) GIA

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The property [Title No: SL227994] comprises of a warehouse, yard and offices, located at the centre of the established Stafford Park Industrial Estate in Telford. The M54 Motorway (J4) and the A442 dual carriageway is less than one mile distant.

The property is available by way of assignment of the remaining long leasehold interest (999 Years from the 6th June 2014).

Key information:

Tenant: Magna Specialist Confectioners Ltd (Company No 10503405 – Experian Rating 100/100)

Term: Protected 5 year fully repairing and insuring lease dated 6th June 2024.

Rent Payable: £45,000.00 pa (£6.19 psf).

Utilities, Insurance, Service Charge, Maintenance (Subject to a Schedule of Condition), and Business Rates are payable in addition by the occupier.

LL Deposit held

EPC rated C-70 Certificate valid to 2034.

VAT is applicable.

Offers are invited in excess of £625,000.00 (7.2 % ARY before costs)

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Details created 07/26.

VIEWING STRICTLY BY APPOINTMENT ONLY – THIS IS OCCUPIED SPACE

WIGGINS LOCKETT THOMPSON LTD

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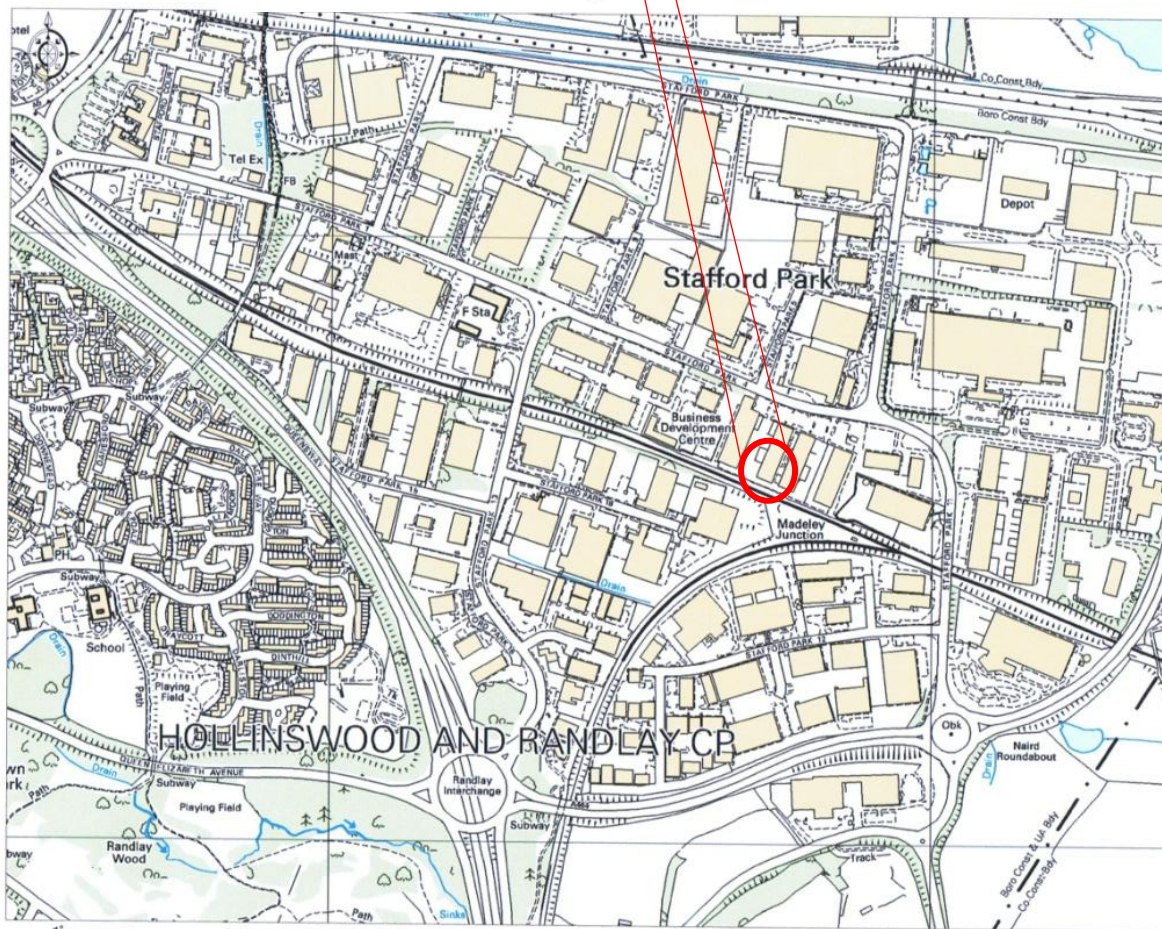
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