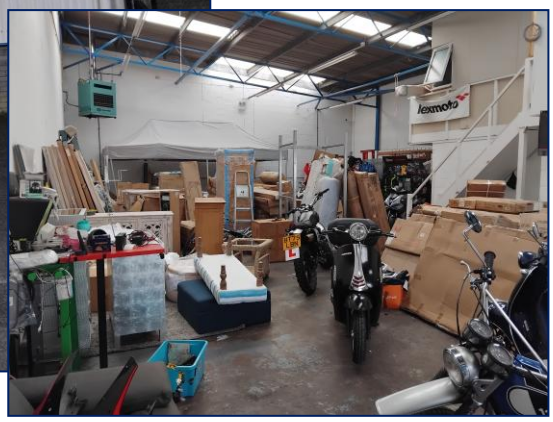
TO LET

TSR
TOWLER SHAW ROBERTS

MODERN TRADE COUNTER/WAREHOUSE PREMISES WITHIN POPULAR INDUSTRIAL ESTATE





UNIT E1A
STAFFORD PARK 4
TELFORD
SHROPSHIRE
TF3 3BA

- Modern trade counter/ warehouse premises extending to approx. 3,066 sqft (284.92 sqm) with generous forecourt car parking.
- Versatile accommodation providing spacious open plan warehouse with integral showroom, offices and staff welfare facilities with forecourt parking and loading facilities.
- Occupying a convenient location in this sought-after commercial area with neighbouring occupiers including Toolstation, Easy Bathrooms, Howdens, Greggs and Reform & Revive Pilates Studio & Wellness Café.
- Well connected with good access to the M54 and wider road network.
- Available To Let on a new lease. Rent **£22,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is well located on the established industrial estate of Stafford Park situated amongst other occupiers including Screwfix, Topps Tiles, Greggs, Howdens and Reform & Revive Pilates Studio & Wellness Café. Stafford Park 4 is located just off the main A442 Queensway linking north and south Telford and close to Junction 4 of the M54 motorway.

Telford town centre is approximately 1 mile east with the county town of Shrewsbury approximately 15 miles to the west via the A5 bypass. Birmingham and Wolverhampton are approximately 35 and 15 miles to the east respectively.

Description

The property comprises a modern end of terrace trade counter/ warehouse premises, extending in total to approximately 3,066 sqft (284.92 sqm) with generous car parking and loading facilities within a shared forecourt area. The property provides modern open plan warehouse accommodation with mezzanine level, and having integral showroom, general office and staff welfare facilities.

The property is of steel portal frame construction, having a minimum eaves height of approximately 4.1 metres and roller shutter access door with generous loading and car parking facilities at the front.

Accommodation

	Sqft	Sqm
Workshop / Warehouse	2,508	233.05
Mezzanine Storage Area	423	39.33
Mezzanine (above w.c.)	135	12.54
Total	**3,066**	**284.92**

Services (Not Checked or Tested)

It is understood that mains water, electricity (including 3 phase), gas and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on new Lease for a term years to be agreed on a Tenant's full repairing and insuring basis subject to upward only rent reviews at 3 yearly intervals.

Rent

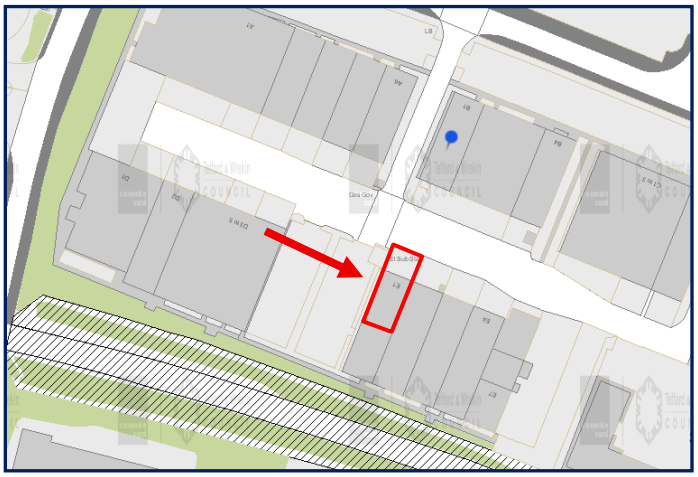
£22,500 per annum exclusive, payable quarterly in advance.

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas of Stafford Park 4. Further details are available from the Letting Agents on request.

Energy Performance Certificate

Energy Performance Certificate Rating: TBC



For Reference purpose only Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Workshop and premises
Current Rateable Value – £19,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

October 2026

TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice
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