



For Sale

£300,000

for the Freehold

Modern Workshop/Warehouse with dedicated rear loading

3,490 Sq Ft (324.22 Sq M)



Unit 20, Stafford Park 12, Telford, Shropshire, TF3 3BJ

Property Highlights

- Freehold Sale
- Trade counter and offices
- Heat and light throughout
- Refurbished offices
- Close proximity to Dulux
- Light Industrial Unit



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Location □ The property is located on Stafford Park 12 close to the junction of the A464 and A442 approximately one mile from Junction 4 of the M54 motorway.

Stafford Park is one of the premier industrial locations within the town and occupiers include Wincanton, Dulux and Digiland.

Description

Comprising a modern steel portal frame industrial/warehouse unit having part block part metal profile clad walls, insulated metal profile clad roof including translucent roof lights, a minimum working height of 6m and a sealed concrete floor. There is gas fired heating and fluorescent lighting throughout. Included is a trade counter and office area having gas fired central heating and fluorescent lighting.

Five dedicated car parking spaces are provided to the front and rear loading by way of a steel roller shutter door.

Accommodation

Description	Sq Ft	Sq M
Office	1,133	105.26
Works/ Warehouse	2,357	218.97
Total	3,490	324.22

Business Rates

Rateable Value (2017)	£17,000
Rates Payable	

This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.

Tenure

Freehold

Services

All mains services are connected.

EPC

TBC

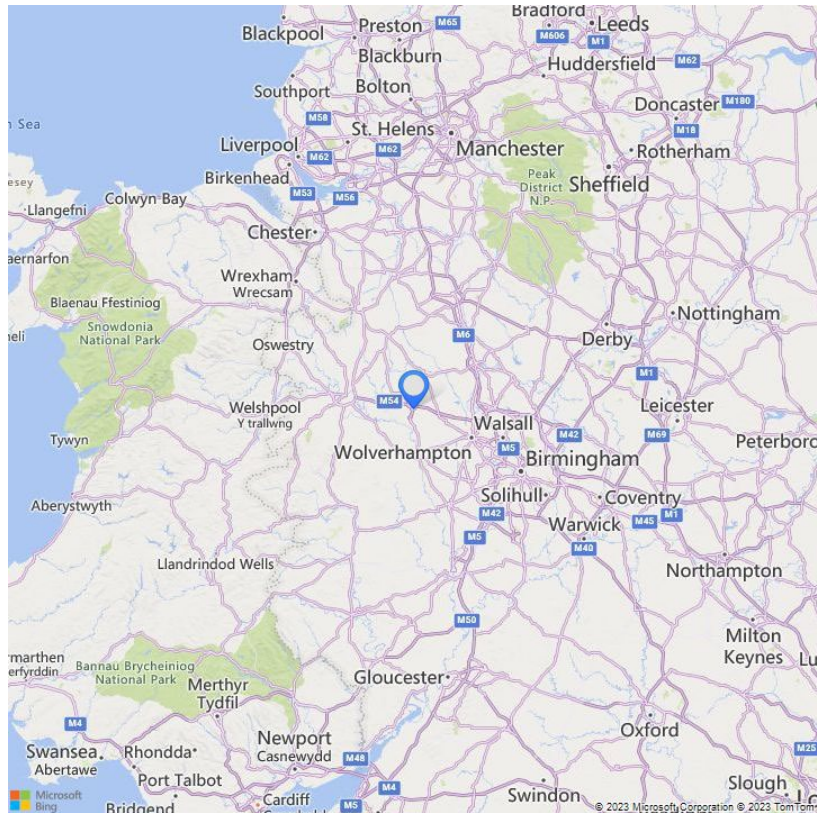
Viewing

By appointment with the agent Bromwich Hardy

Legal Costs

Each party is to bear their own legal and surveyors' costs incurred in this transaction.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. July 2023.

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