

TO LET

GRANT HOUSE

STAFFORD PARK 12, TELFORD, TF3 3BJ

harrislamb
PROPERTY CONSULTANCY



INDUSTRIAL/WAREHOUSE PREMISES

25,976 sq ft (2,413 sq m) (Approx. Total Gross Internal Area)

- 5.9m clear internal haunch height
- Four ground level loading doors
- Two-storey offices
- 40 car parking spaces

DESCRIPTION

The property comprises an industrial/ warehouse building with the following specification:

- Steel portal frame with metal sheet cladding
- 5.9m clear internal haunch height
- 4 ground level loading doors (measuring 4m x 4m, 3m x 4m, two 2m x 3.6m)
- Two-storey offices/ancillary
- Shared access road
- 40 car parking spaces

ACCOMMODATION

| | SQ M | SQ FT |
|--|-----------------|---------------|
| Warehouse | 1870.79 | 20,137 |
| Ground floor offices/ancillary | 255.84 | 2,754 |
| First floor offices/ancillary | 178.47 | 1,921 |
| Workshop/stores | 108.11 | 1,164 |
| TOTAL Approx. Gross Internal Area | 2,413.21 | 25,976 |

TENURE

The property is available by means of an assignment of the existing lease expiring 26th June 2027 or on a sub-lease upon terms to be agreed.

RENT

Upon application

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Property has an EPC rating C (60).



POSTCODE: TF3 3BJ

LOCATION

The property is located on Stafford Park Industrial Estate in Telford with access via Stafford Park 12 off Naird Roadabout and the A464 dual-carriageway. The property is well located for the national motorway network being within 1 mile of Junctions 4 and 5 of the M54 motorway and within 15 miles of Junction 10a of the M6. Stafford Park adjoins the A442 which is the primary road connecting north and south Telford. Telford is 15 miles east of Shrewsbury, 17 miles northwest of Wolverhampton, and 32 miles northwest of Birmingham.

PLANNING

Interested parties are advised to make their own enquiries to the local planning authority.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor, contractor, or solicitor.

SERVICE CHARGE

We understand that there may be a provision for a service charge to be payable for the maintenance and upkeep of the external estate areas.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

Money Laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: T2066 Date: 11/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

