

# INDUSTRIAL UNIT - TO LET

Unit D1, Stafford Park 4, Telford TF3 3BA

9,952 sq ft (924 sq m)

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This warehouse is located at the centre of Stafford Park Industrial Estate. Telford Town Centre (inc Railway station) are both approximately 1 mile away. The M54 (J4) is approximately 1.4 miles away and the A442 dual carriageway is approximately 1.6 miles away.

Nearby occupiers include Howdens, Topps Tiles, Greggs, Screwfix, Toolstation, Easy Bathrooms, Johnson Paints & Storage Giant.

The property comprises an end of terrace steel portal frame industrial building, and has its own ancillary facilities, office area, shared parking, and fenced service access.

The building is available at a rent of £65,000.00 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance. The Unit is let subject to renovation and upgrades in hand.

## Key information:

Secure Yard.

Electric Roller Shutter.

Office Space with Kitchenette.

Full Height Cladding.

Minimum Eave height 4.1m.

Access Doors 3.5 wide x 4.1 m high.

EPC D-98.

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

Details created 11/23.

## WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

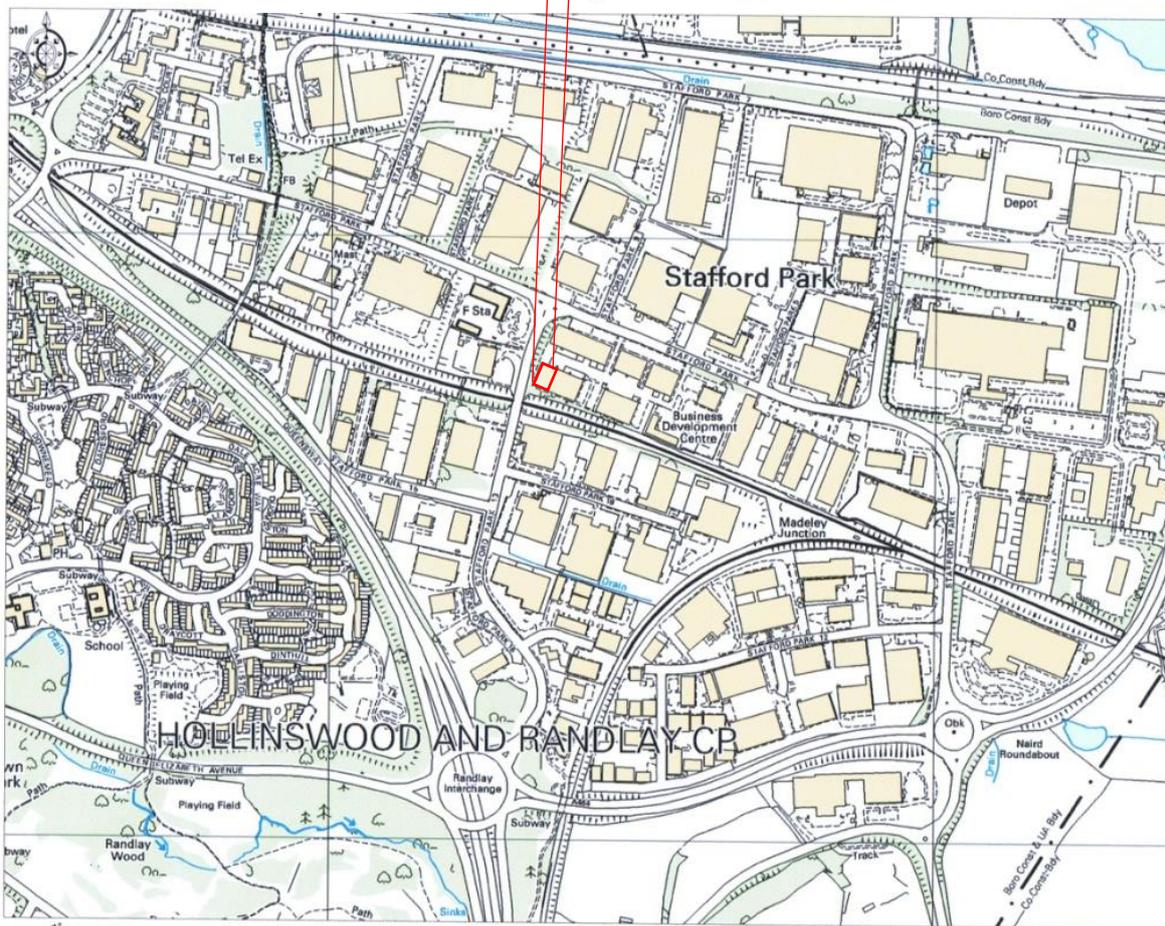
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