

INDUSTRIAL UNIT - TO LET

Unit D5, Stafford Park 4, Telford TF3 3BA

5,072 sq ft (498 sq m)

///samplers.slopes.healers



This property is located at the centre of Stafford Park Trade Centre. The property is less than two miles from Telford Town Centre (inc Railway station), The M54 (J4) and the A442 dual carriageway.

Nearby occupiers include Howdens, Topps Tiles, Greggs, Screwfix, Toolstation, Easy Bathrooms, Atom LED, Johnson Paints & Storage Giant. The unit has been fully refurbished.

The building is available at a rent of £36,000.00 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance.

Key information:

- Secure Yard
- Electric Roller Shutter 3.6 wide x 3.7 m high
- Office Space
- Minimum Eave height 4.1m
- EPC E-111
- Newly refurbished

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

Details amended 03/26.

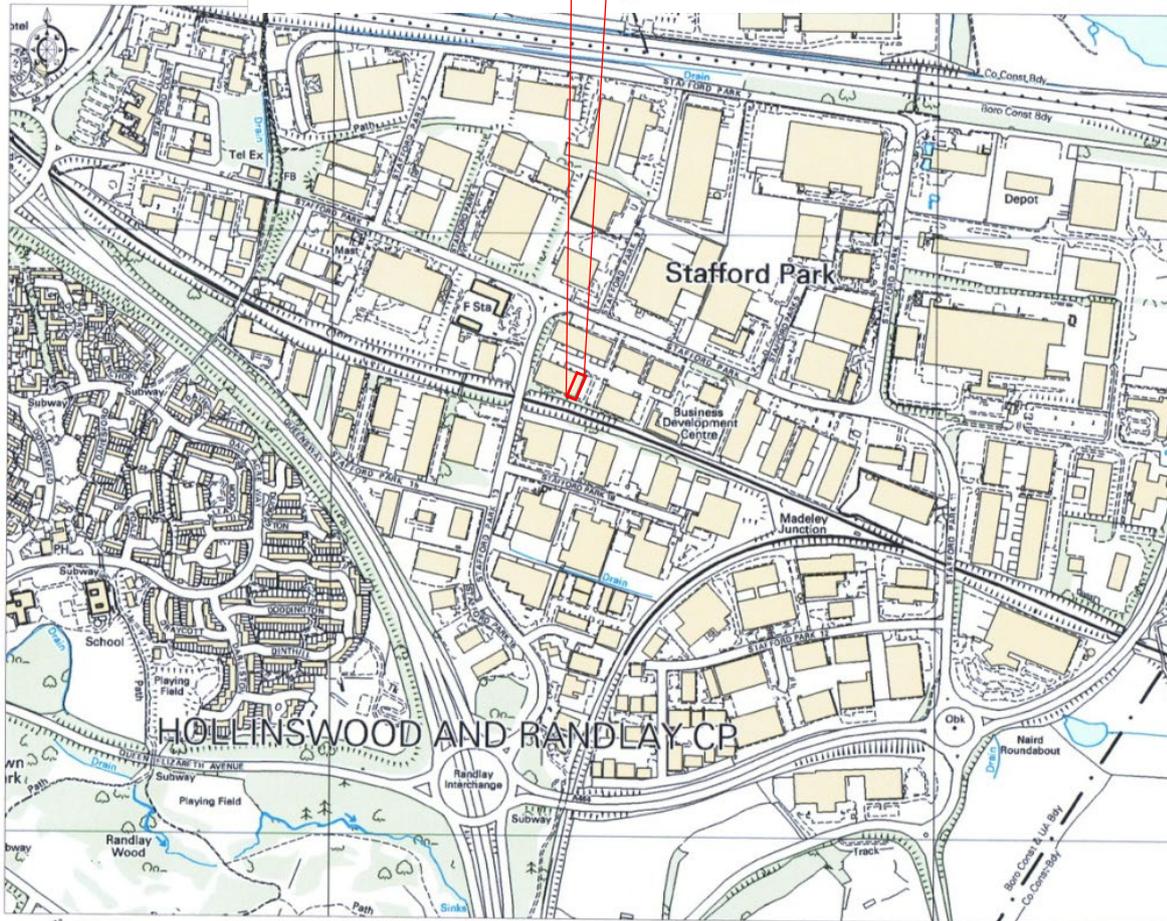
WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley
Telford, Shropshire TF7 5AH
Tel: 01952 603303/01902 229550
enquiries@wltcommercial.co.uk
wltcommercial.co.uk





This map was created with Promap



This map was created with Promap

IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give 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 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Wiggins Lockett Thompson Ltd. 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) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.