



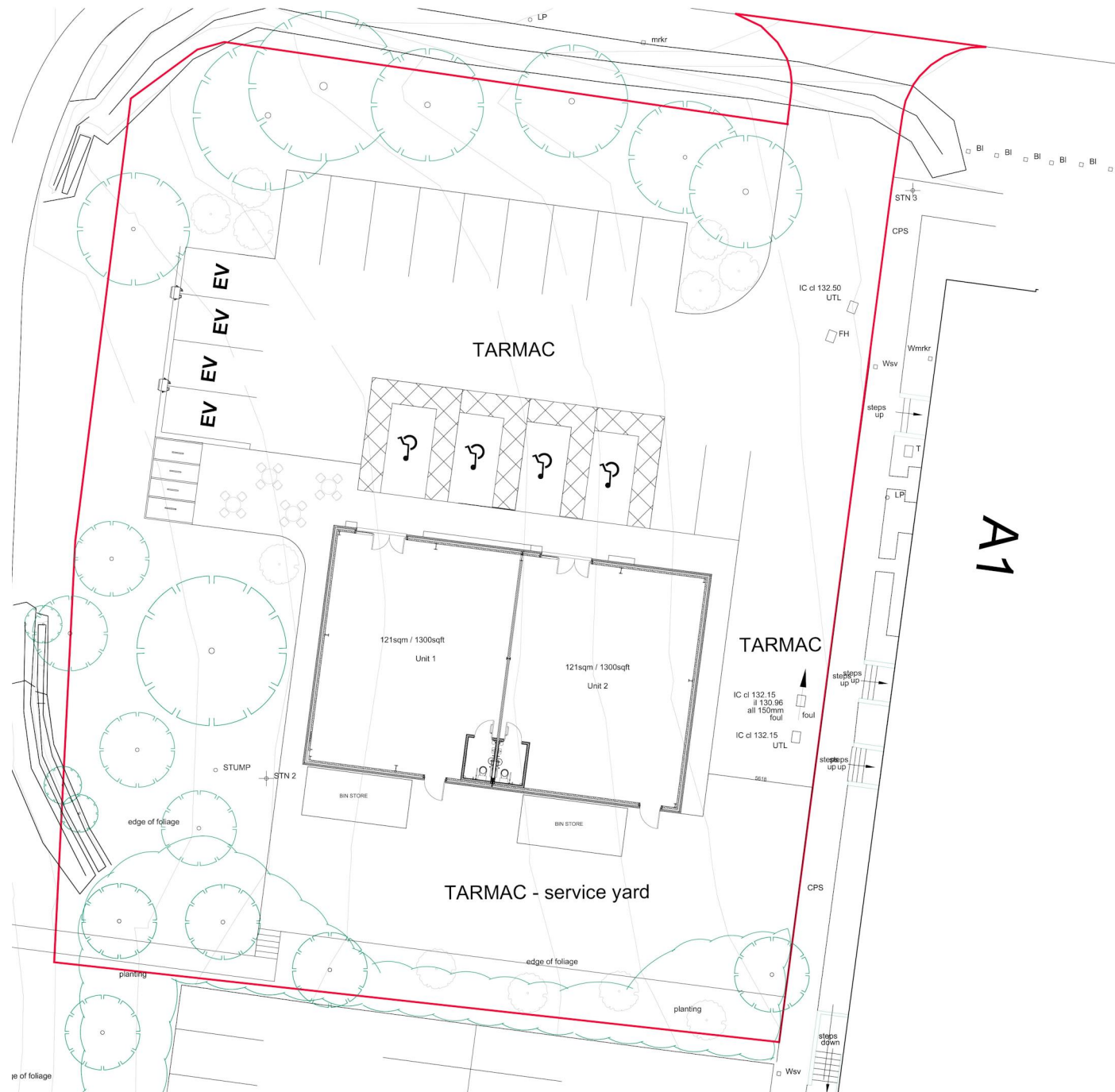
TO LET - MIXED USE

DRIVE TO UNITS, STAFFORD PARK 11, TELFORD, TF3 3AY



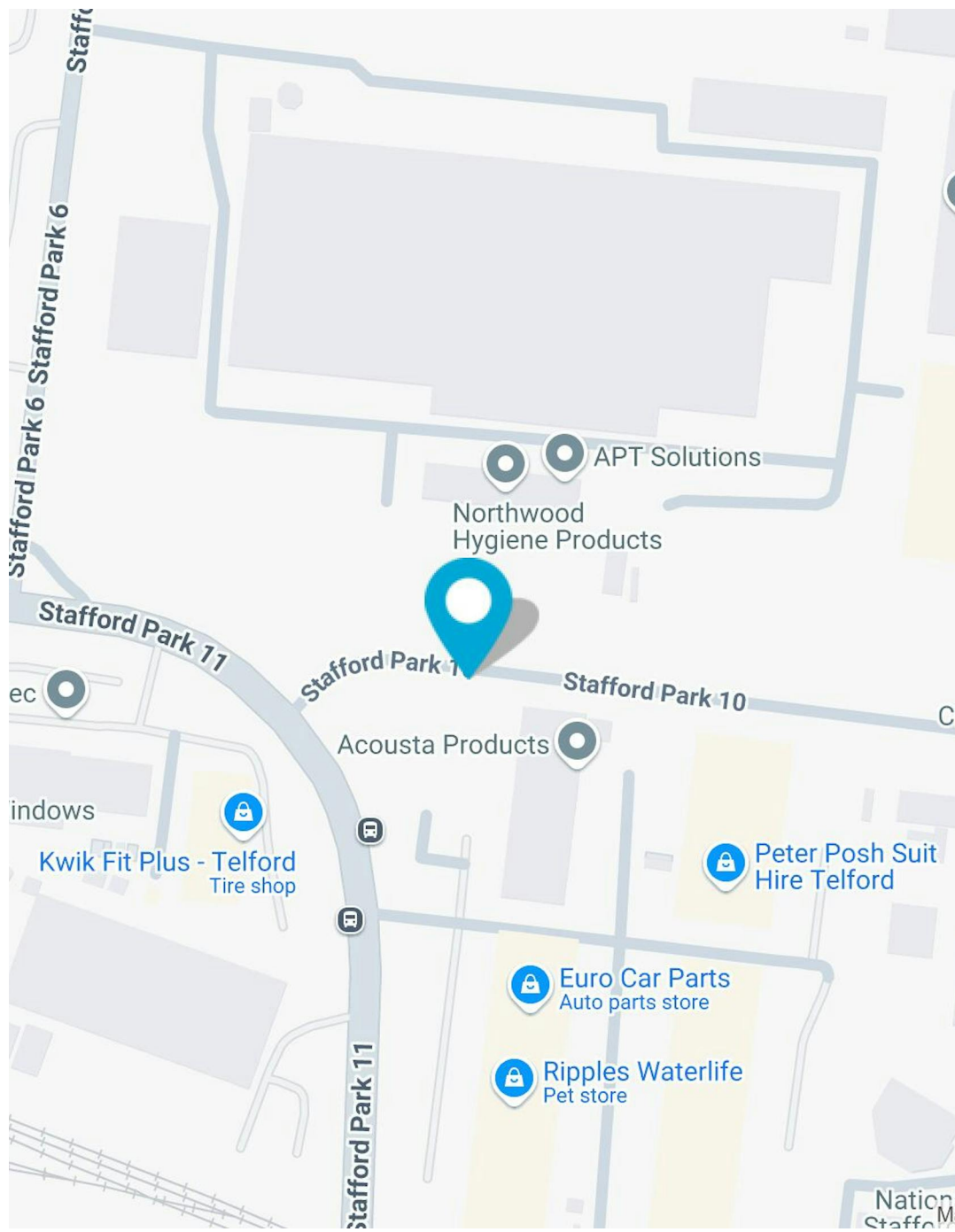
KEY POINTS

- A speculative development by Telford and Wrekin Council of two prominently located drive to units/showroom units
- Each unit will have a Total Gross Internal Floor Area of approximately 1,300 ft sq (121 m sq)
- Available as two individual units or as a whole of 2,600 ft sq (242 m sq)
- Generous provision of 19 car parking spaces and servicing yard
- Suitable for a range of food/coffee and showroom related uses.



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1,300 TO 2,600 SQ FT

01743 450 700



LOCATION

The development is prominently located in Stafford Park with frontage onto Stafford Park 11. It is located at the junction of Stafford Park 10 and 11. Within an established trade counter and commercial area serving the town of Telford.

Stafford Park is one of the main industrial estates serving Telford and is located within close proximity to the A464 with junctions 4 and 5 of the M54 being within 1 mile.

The estate lies approximately 1 mile of Telford Town Centre and its associated facilities including covered shopping centre, leisure facilities and the railway station.

Telford is situated approximately 15 miles east of the county town of Shrewsbury and 32 miles northwest of Birmingham. The estimated population for the Borough of Telford in 2017 was 175,271.

The town has three railway stations and is on the Shrewsbury to Wolverhampton Line. Birmingham International Airport is located approximately 45 minutes from Telford.

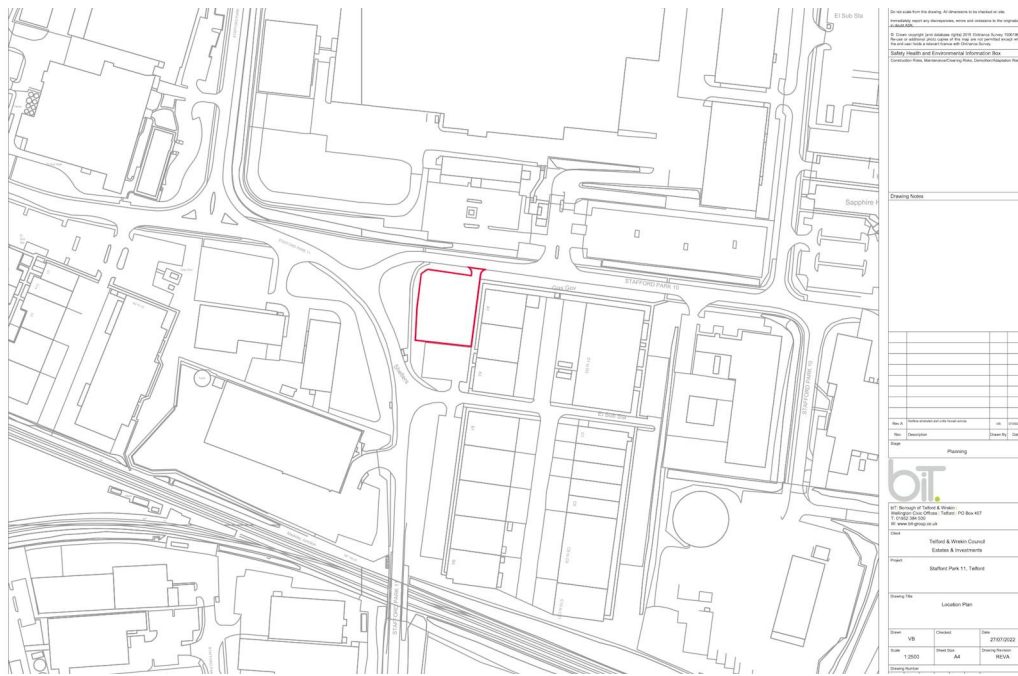
ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Unit A	1,300	120.77
Unit B	1,300	120.77
Total	2,600	241.54

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DESCRIPTION

The development comprises of a speculative development by Telford and Wrekin Council to construct two drive to units/showrooms to serve the surrounding commercial estate and surrounding area.

The exciting development will provide two semi detached drive to units, as shown within these particulars, that will each provide a Total Gross Internal Floor Area of approximately 1,300 ft sq (121 m sq) that can be let individually or as a whole. The specifications relating to the development can be obtained from the letting agents, in general terms the units will be constructed to shell with the benefit of a toilet.

The development will have the benefit of 19 designated on site car parking spaces (4 being EV charging) and there will be servicing to the rear of the units.

The development offers the opportunity to let a drive to unit ideal for food and coffee operators or a commercial unit that would ideally suit a variety of showroom uses.

The development benefits from an excellent road profile position.



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TENURE

The units are offered to let on new Tenants Full Repairing and Insuring leases (subject to service charge provisions) for a length of term by negotiation with rent reviews at 5 yearly intervals.

PLANNING

The units will benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

The units would lend themselves to a variety of food, coffee or showroom related uses.

SERVICES

(not tested)
It is understood that the units will benefit from the following services;

Mains water, electricity(including three phase) and drainage.

LOCAL AUTHORITY

Telford and Wrekin Council
Darby House
Lawn Central
Town Centre
Telford
TF3 4JA

RENT

On Application

VAT

Applicable

RATES

On Application

LEGAL COSTS

Ingoing tenant is liable for both parties legal costs. The incoming tenants are to be liable for the landlords legal costs relating to the granting of the leases.

EPC

On Application

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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