



# STAFFORD PARK 7

**TO LET** | WAREHOUSE / INDUSTRIAL UNIT  
121,941 SQ FT (11,328 SQ M)



**Stafford Park 7**

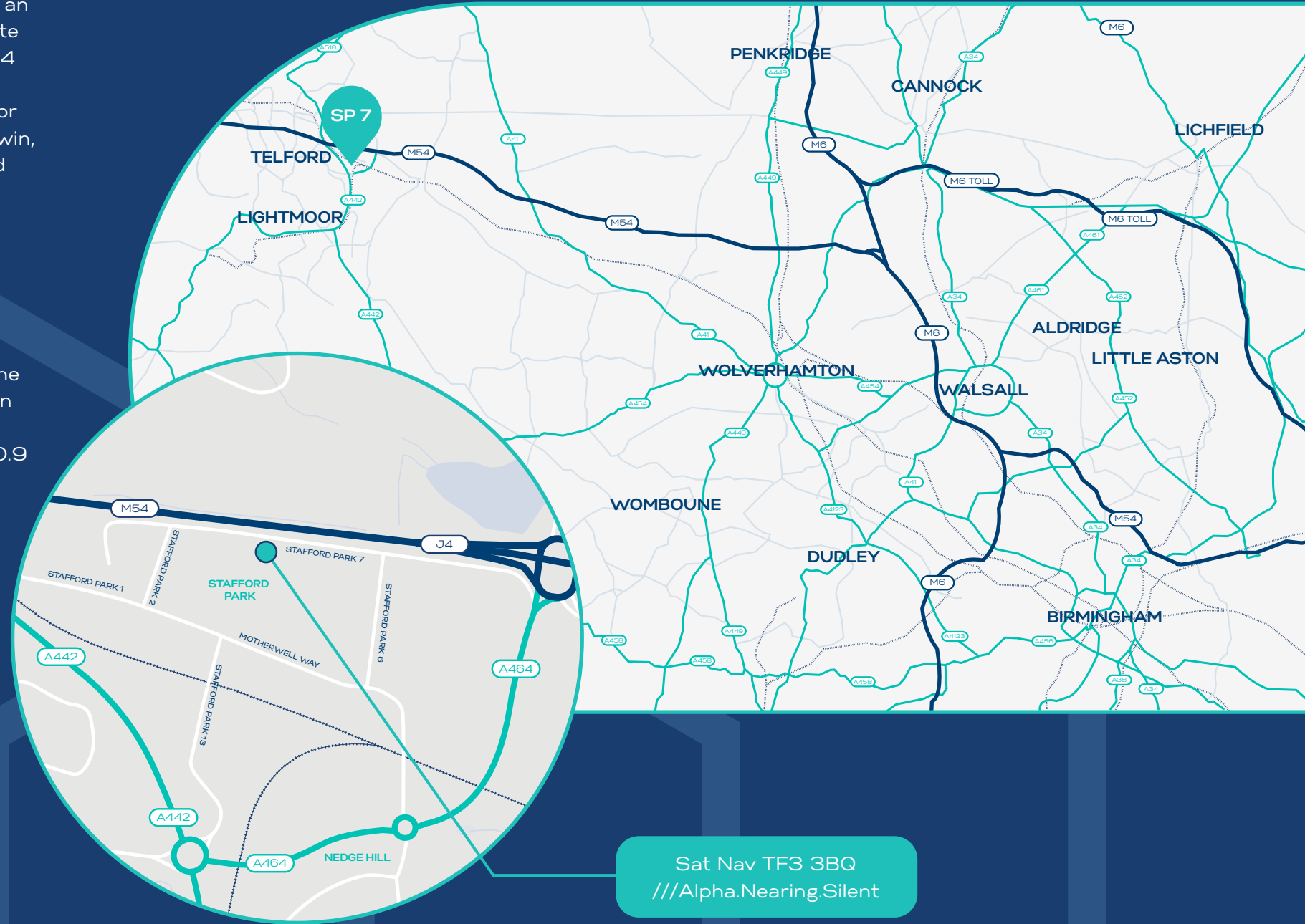
Telford  
TF3 3BQ



# LOCATION

The property is in Stafford Park in Telford, an established industrial and distribution estate accessed off Junctions 4 and 5 of the M54 motorway. Telford has a wide and diverse manufacturing employment base with major manufacturers including Denso, Epson, Epwin, Makita, Magna International, Ricoh UK, and BAE Systems.

Telford is home to The Ministry of Defence Fulfilment Centre and other warehouse operators including DHL, UPS, Maidens of Telford (Kinaxia Logistics), and Simmonds Transport. Telford is 15 miles east of Shrewsbury, 15 miles to Junction 10a of the M6, 17 miles north west of Wolverhampton and 22 miles north west of Birmingham. Telford Central Railway Station is located 0.9 miles (20 minutes walk) to the East.



**Direct access to J4 and J5 of the M54, 32 miles northwest of Birmingham.**

Sat Nav TF3 3BQ  
///Alpha.Nearing.Silent



## DESCRIPTION

The property comprises a detached industrial warehouse unit of steel portal frame construction under a profiled steel-clad roof and translucent panels. Ground floor office and ancillary accommodation is provided. The unit will be refurbished to a high quality. Consideration will be given to letting the property in two parts from approximately 51,645 sq ft.

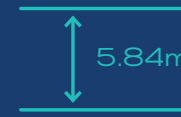
## ACCOMMODATION

The property is measured to a Gross Internal Area as follows:

	sq ft	sq m
Warehouse	108,242	10,056.0
Ground Floor Office	13,221	1,228.3
Plant Rooms	369	34.3
Gatehouse	109	10.1
<b>Total</b>	<b>121,941</b>	<b>11,328.7</b>



## SPECIFICATION



5.84m Clear Internal Height



Target EPC Available On Request



150 Car Parking Spaces



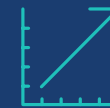
10 Dock Level Loading Doors



4 Ground Level Loading Doors



Fully Secure Site



35M Service Yard



To Be Refurbished

## DEMOGRAPHICS

185,900

Total Population

89,300

Economically Active

16,349

People Who Work in Manufacturing, Transport, and Storage Sectors

Source: Nomis, Telford & Wrekin

# STAFFORD PARK 7



## LEASE TERMS

A new Lease is available for a term of years to be agreed.

## EPC

Available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

VAT chargeable at the current rate.

## GET IN TOUCH

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