

harrislamb
CBRE

STAFFORD PARK
121,941 SQ FT (11,328 SQ M)

7

TELFORD TF3 3BQ

COMING SOON
TO BE REFURBISHED

**TO
LET**



ScrewFix

Magna Confectioners

Greggs

Storage Giant

Fire Station

Toyota Tsusho

Volkswagen

Telford Central

Kuhn Farm Machinery

Schneider Electric

Northwood Distribution

Subject Property

M54








TOTAL SITE AREA APPROXIMATELY 6.59 ACRES.

ACCOMMODATION

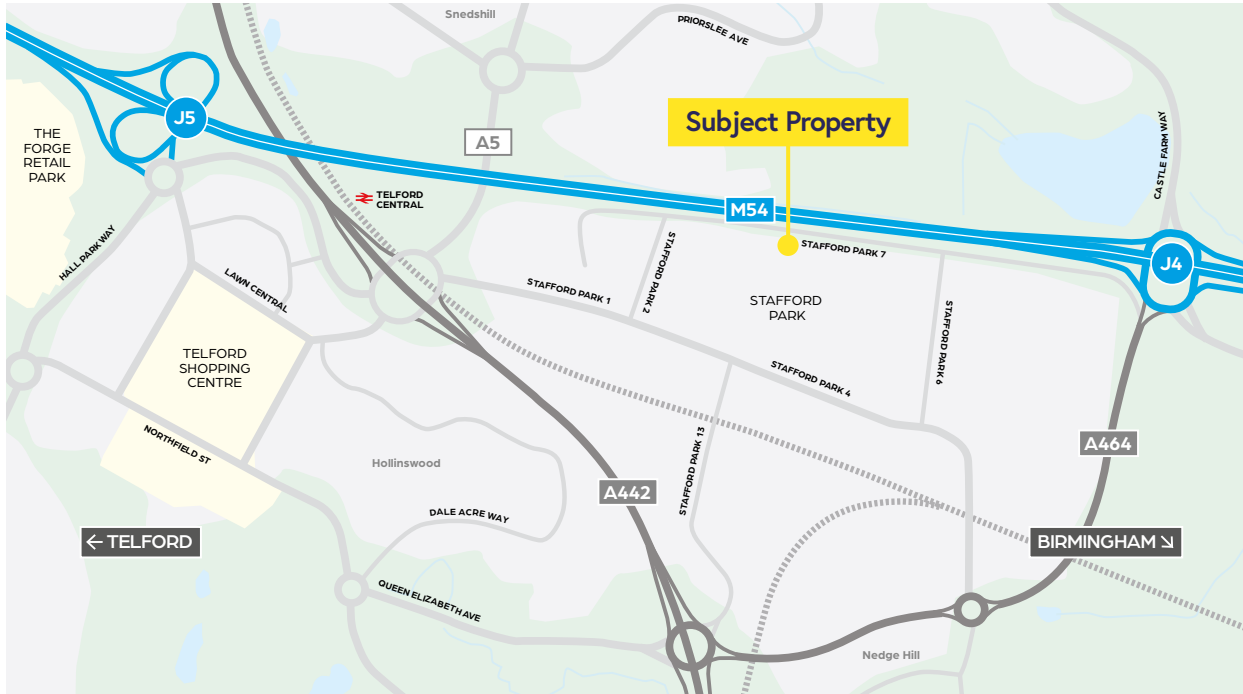
	SQ M	SQ FT
Warehouse	10,056.0	108,242
Ground Floor Office	1,228.3	13,221
Plant Rooms	34.3	369
Gatehouse	10.1	109
TOTAL APPROX. GROSS INTERNAL AREA	11,328.7	121,941

SPECIFICATIONS

 <p>5.84m clear internal height to haunch</p>	 <p>10 dock level loading doors</p>	 <p>4 ground level loading doors</p>	 <p>35m service yard depth</p>	 <p>150 car parking spaces</p>
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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 GKN, 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 northwest of Wolverhampton and 32 miles northwest of Birmingham.



EPC

Available upon request.

LEASE TERMS

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

FURTHER INFORMATION

Strictly via the joint agents



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