



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL WAREHOUSE PREMISES

16,436 ft² (1,527 m²)



UNIT 2, STAFFORD PARK 17, TELFORD, SHROPSHIRE, TF3 3DG



- ◆ Modern industrial premises
- ◆ Extensive parking and rear yard area
- ◆ Prominent main road location on Stafford Park
- ◆ Telford Centre and M54 approx. 1 mile away

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LOCATION

The property is located on Stafford Park, one of Telford's major industrial estates adjacent to the A464 with Junction 4 and 5 of the M54 within 1 mile.

Telford Town Centre and its associated facilities including covered shopping centre, leisure facilities, railway station etc., is approximately 1 mile to the west and the University of Wolverhampton Campus is located nearby to the north. The M54 provides easy access to the County Town of Shrewsbury, approximately 20 miles to the west and Wolverhampton and Birmingham approximately 16 and 35 miles to the east respectively.

Birmingham International Airport and International Railway Station are both within travel times of approximately 45 minutes.

DESCRIPTION

The property provides a modern, terrace production/warehouse unit incorporating two-storey integral office accommodation to the front.

The industrial area is accessed via a front roller shutter with a rear roller-shutter door giving access to a fenced storage yard to the rear. Internal eaves height is in the order of 5m (16' 5") being 6.85m (22' 6") to the maximum ridge height.

There are two-storey integral offices to the front elevation providing a variety of offices, reception and ancillary facilities.

The property has been recently re-roofed and is currently being upgraded.

ACCOMMODATION

Gross internal areas approximately:-

	sqft	sqm
Ground Floor Industrial and Office Area	15,314	1,423
First Floor Offices	1,122	104
Total Gross Internal Floor Area	16,436	1,527

OUTSIDE

There are approximately 22 car parking spaces with a loading area at the front of the premises. In addition, there is a further fenced storage yard to the rear of the building. Access is via the warehouse.

SERVICES

We are advised that mains water, drainage, gas and electricity are connected or available.

Interested parties are advised to check this position with their adviser / contractors.

RENTAL

The property is available on a new Lease at £106,834 per annum, plus VAT. Terms to be agreed.

EPC

The property has been awarded an Energy Performance Certificate Rating: C65.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

RATES

From our online enquiries at Telford and Wrekin Council website the Rating Assessment is as follows:

Rateable Value: £97,000 (from 1 April 2026)

Interested parties should enquire to the Local Authority to confirm their specific liability on 01952 380000.

WEBSITE

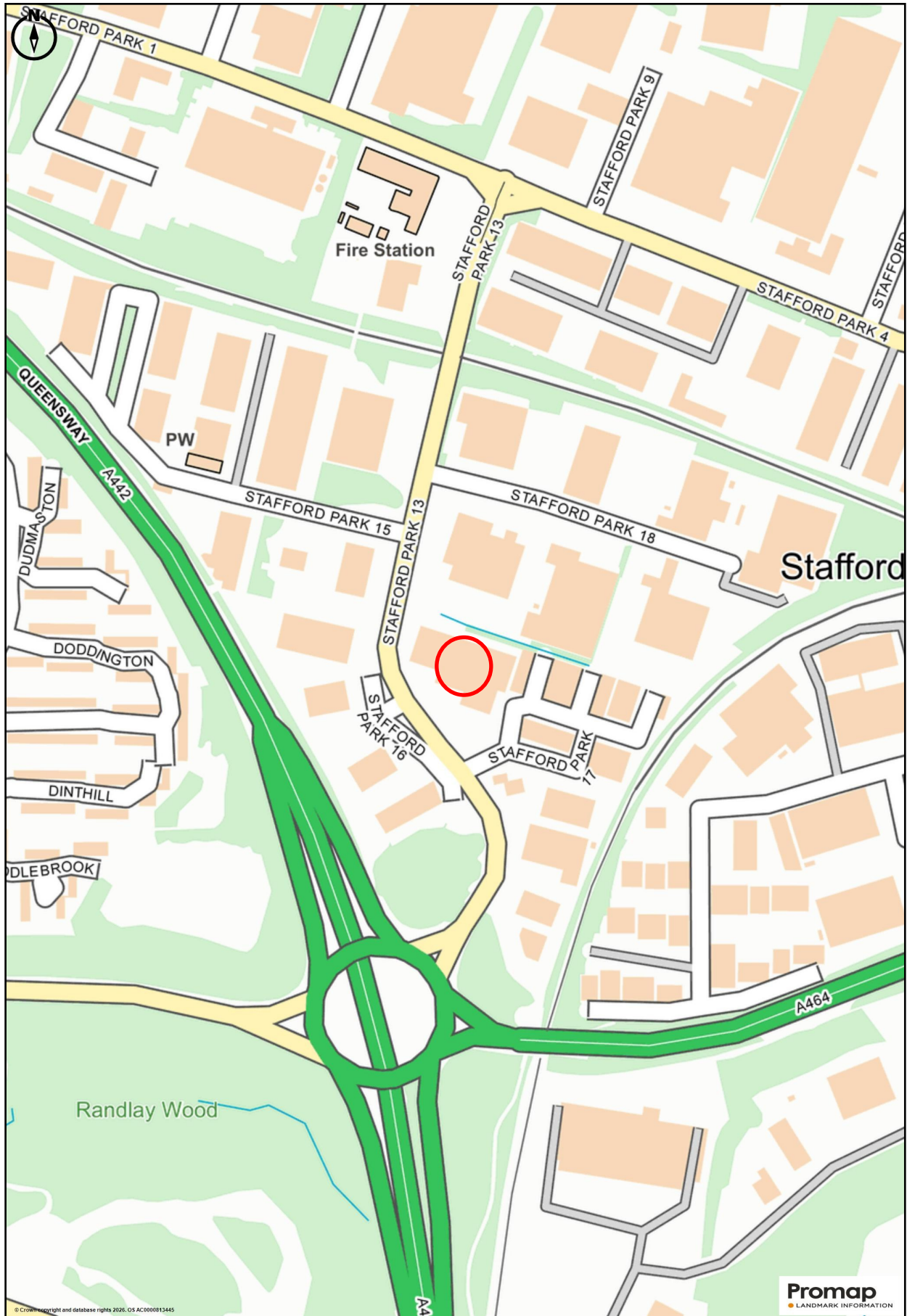
Aerial photography and further information is available at bulleysbradbury.co.uk/u2sp17

VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.







IMPORTANT NOTICE

Bulleys Bradbury 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.
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