

# INDUSTRIAL UNIT – FOR SALE

INCOME PRODUCING INVESTMENT

Unit B4, Stafford Park 4 DC, Telford TF3 3BA

7,275 sq ft (676 sq m) GIA

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The property [Title No: SL227994] comprises of a warehouse, yard and offices, located at the centre of the established Stafford Park Industrial Estate in Telford. The M54 Motorway (J4) and the A442 dual-carriageway is less than one mile distant.

The property is available by way of assignment of the remaining long leasehold interest (999 Years from the 6<sup>th</sup> June 2014).

## Key information:

Tenant: Magna Specialist Confectioners Ltd (Company No 10503405 – Experian Rating 100/100)

Term: Protected 5 year fully repairing and insuring lease dated 6<sup>th</sup> June 2024.

Rent Payable: £45,000.00 pa (£6.19 psf).

Utilities, Insurance, Service Charge, Maintenance (Subject to a Schedule of Condition), and Business Rates are payable in addition by the occupier.

LL Deposit held

EPC rated C-70 Certificate valid to 2034.

VAT is applicable.

**Offers are invited in excess of £675,000.00 (6.6 % ARY before costs)**

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

Details created 07/26.

**VIEWING STRICTLY BY APPOINTMENT ONLY – THIS IS OCCUPIED SPACE**

WIGGINS LOCKETT THOMPSON LTD

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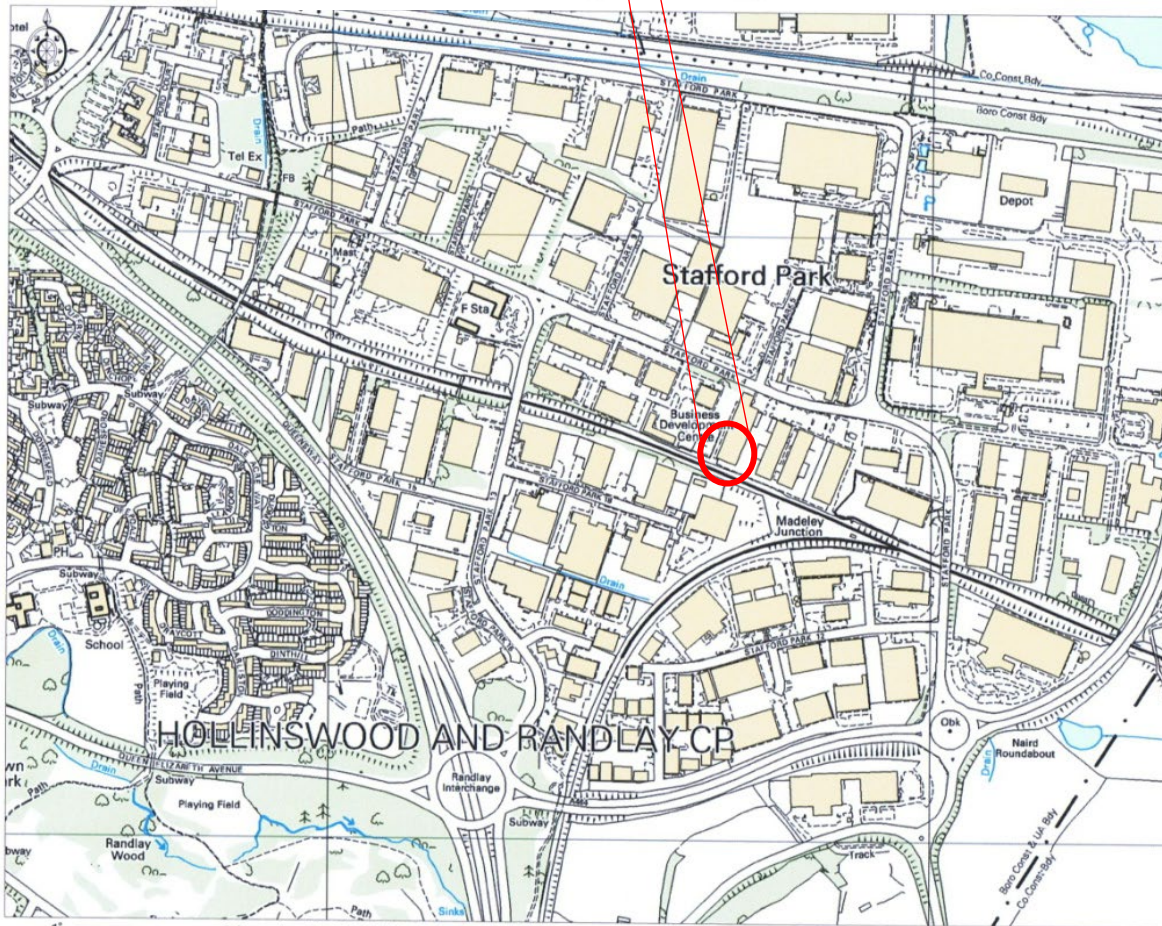
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