

ANDREW DIXON
& COMPANY

FOR SALE/TO LET

Chartered Surveyors &
Commercial Property Consultants

INDUSTRIAL PREMISES



Unit 12, Queensway Link, Stafford Park 17 Telford, Shropshire, TF3 3DN

- Semi-detached, single storey industrial unit of 1,542 sq ft (143.33 sq m)
- High-quality workshop space including reception area and WC facilities
- Roller shutter access and minimum eaves height of 17ft, rising to 23ft
- On site car parking to the front and concrete loading area

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Unit 12, Queensway Link

Stafford Park 17, Telford

LOCATION

The property is located on Queensway Link, which forms part of Stafford Park Industrial Estate in Telford. Stafford Park is one of the town's major industrial estates and lies off the A442 Queensway approximately one mile distant from Junction 4 of the M54 motorway and close to Telford Town Centre and Telford Central railway station.

Situated approximately thirty two miles northwest of Birmingham city centre and fifteen miles east of Shrewsbury, Telford is a recognised regional and national focus for both economic and housing growth.

DESCRIPTION

The property was developed in the mid 1990's and comprises a high quality, semi-detached industrial unit with workshop accommodation including reception area and WC facilities.

Construction is based on blockwork walls with part metal sheet cladding to a minimum eaves height of approximately 17ft, rising to 23ft.

The accommodation incorporates a mixture of fluorescent and sodium lighting throughout and has the benefit of a 15ft high roller shutter door.

Outside there is on site car parking to the front and a concrete loading area.

ACCOMMODATION

Total Gross Internal Area 143.33 sq m (1,542 sq ft)

SERVICES

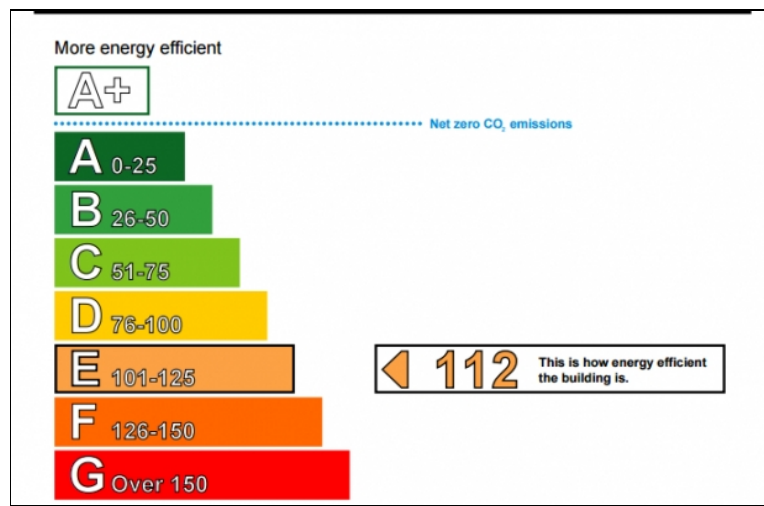
We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries.

PLANNING

We understand that the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

The property is available to purchase freehold, or to rent leasehold on terms to be agreed. Please contact the agent for further details.



PRICE

The asking price is £155,000 for the freehold interest with vacant possession.

RENT

Rent upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £7,700.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(112).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/2625



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 201547



Consumer Protection From Unfair Trading Regulations 2008 Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: 1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. 3) No employee of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. 4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. 5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. 6) IPMS 3 - Office measurements can be made available by request.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk