

The Property Professionals

# BULLEYS BRADBURY

CHARTERED SURVEYORS

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## PRELIMINARY DETAILS TO LET

**FORMER ADIENT BUILDING  
STAFFORD PARK 6  
TELFORD  
SHROPSHIRE, TF3 3RQ**

**171,968 sqft (15,976 sqm)**

Modern distribution warehouse

Extensive site approx. 9.8 acres (3.96 hectares)

Close to Junction 4 M54

Undergoing extensive refurbishment/improvement

High power supply available

[bulleys.co.uk/adientsp6](http://bulleys.co.uk/adientsp6)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Wolverhampton  
01902 713333

Telford

**01952 292233**

Oldbury  
0121 544 2121

[View more at bulleysbradbury.co.uk](http://bulleysbradbury.co.uk)

## LOCATION

The property is well located on the Stafford Park estate, one of Telford's main business locations, adjacent to the M54 Motorway, Telford Town Centre and Railway Station.

The unit is situated on Stafford Park 6, overlooking the M54 and close to the A442 Queensway Dual Carriageway linking North and South of Telford and Junction 4 of the M54.

Telford is situated adjacent to the M54 Motorway approximately 10 miles to the east of Shrewsbury, the County Town. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south-east respectively, with easy access onto the M6 Motorway approximately 16 miles away.

## DESCRIPTION

The property provides a high bay detached industrial/warehouse building developed in 1989 on a large site of approximately 9.79 acres.

The unit provides dock level access and roller shutter doors with internal eaves height of approx. 7.2m rising to 9.15m at the roof apex.

There are a range of ground floor offices with substantial mezzanine offices/stores above.

Externally, there is an extensive surfaced yard area.

The unit is currently undergoing extensive refurbishment and improvement works.

## ACCOMMODATION

	sqft	sqm
Warehouse <i>incl ground floor offices</i>	152,677	14,184
Ancillary/Plant Room	8,528	792
Mezzanine Offices/Stores	10,763	1,000
<b>Total Gross Area</b>	<b>171,968</b>	<b>15,976</b>

## LEASE TERMS/RENT

Terms to be agreed.

## EPC

To be provided.

## SERVICES

We are advised that mains water, drainage and electricity (high power supply available) are connected or available. Interested parties are advised to check the position with their advisors/contractors.

## LEASE TERMS

The property is available to let by way of a new full repairing and insuring lease on a term to be agreed.

## PLANNING

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

## RATES

We are verbally advised by Telford & Wrekin Council that the assessment is as follows:

Rateable Value : £510,000

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

## VAT

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

## WEBSITE

Aerial photography and further information is available at [bulleysbradbury.co.uk/adientsp6](http://bulleysbradbury.co.uk/adientsp6)

## VIEWING

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

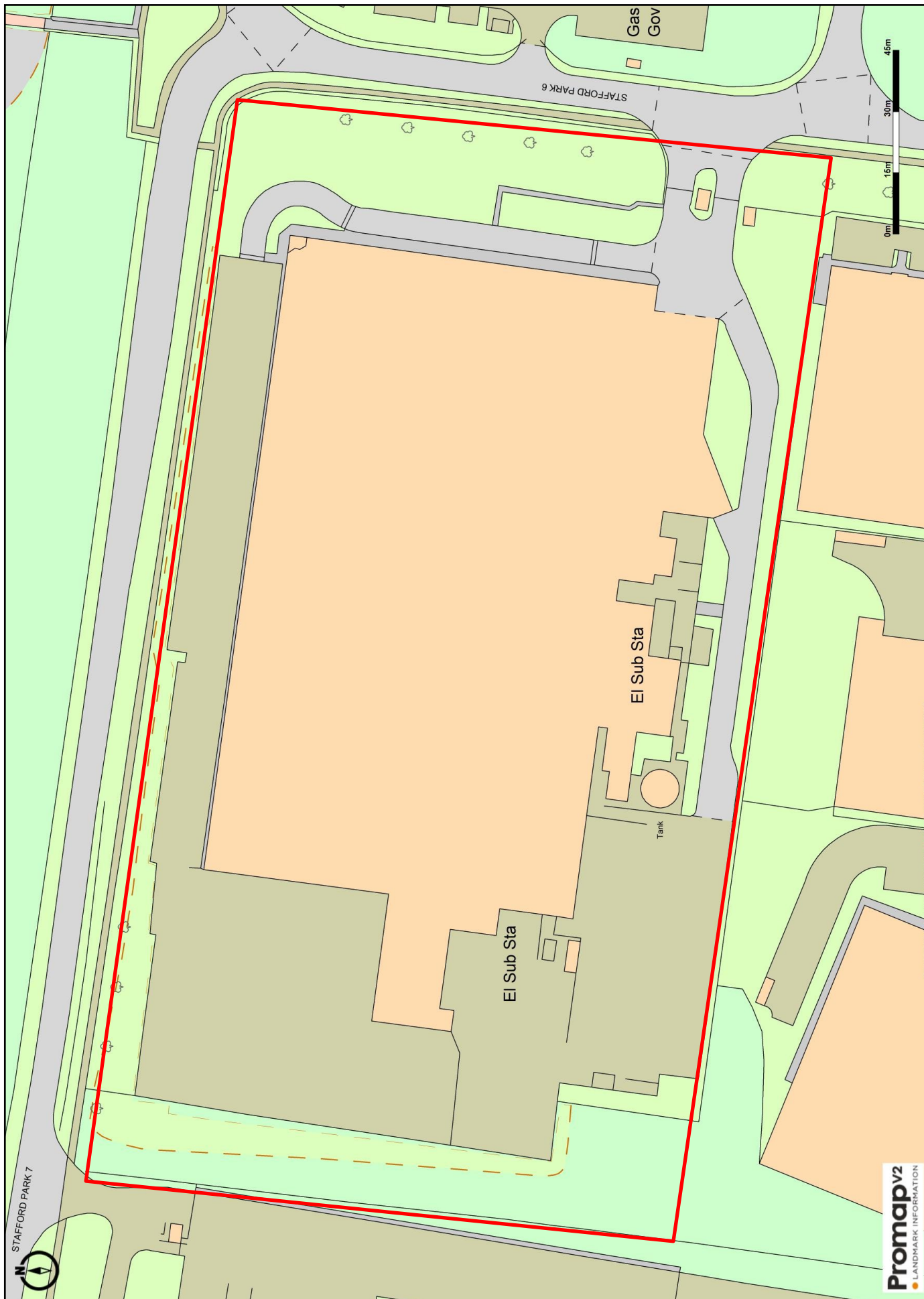


### **IMPORTANT NOTICE**

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- (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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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.





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**Promapv2**  
LANDMARK INFORMATION

Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



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