

TO LET

Due to Relocation

TSR

TOWLER SHAW ROBERTS

MODERN RETAIL / TRADE COUNTER UNIT OCCUPYING A PROMINENT ROADSIDE LOCATION



UNIT B1
STAFFORD PARK 4
TELFORD
SHROPSHIRE
TF3 3BA

- Modern retail / trade counter and warehouse premises extending to approx. 4,267 sqft (396.43 sqm) with extensive forecourt car parking.
- Versatile accommodation providing spacious open plan showroom with integral kitchenette and w.c. with rear service yard / despatch facility.
- Occupying a prominent roadside location in this sought-after commercial area with neighbouring occupiers including Screwfix, Brandon Tool Hire, Howdens and Greggs.
- Convenient access to the M54 and wider road network.
- Available To Let on a new Lease. Rent: **£30,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent roadside location within this sought-after area of Stafford Park 4 situated amongst a range of national trade counter operators including Screwfix, Topps Tiles, Howdens and Benchmarx. Stafford Park 4 leads to the A464 dual carriageway, providing direct access to junction 4 of the M54 motorway. There is also nearby access to the A442 Queensway, Telford's main north/south trunk road.

Telford town centre is approximately 1 mile east with the County Town of Shrewsbury approximately 15 miles to the west. Birmingham and Wolverhampton are approximately 35 and 15 miles to the east respectively.

Description

Occupying a prominent roadside location, this modern end of terrace trade counter / warehouse unit provides flexible open plan accommodation extending in total to approx. 4,261 sqft (396.43 sqm) having an internal eaves height of 5.35m rising to 6.25m.

The accommodation is finished to a modern standard and comprises a front showroom area with integral kitchenette and w.c. leading to a larger clear span showroom / warehouse facility with rear service yard / despatch area. The property has the benefit of a concrete floor, LED high bay lighting, gas fired warm air heating and glazed frontage with a roller shutter loading door at the rear.

Externally the property boasts generous forecourt staff / customer car parking with 10 defined car parking spaces.

Accommodation

	Sqft	Sqm
Front Showroom Area (Incorporating kitchenette & w.c.)	421	39.13
Main Showroom (With roller shutter loading door)	3,846	357.30
Total	4,267	396.43

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

Tenure

The property is available To Let on new Lease for a term of ten years on a Tenant's full repairing and insuring basis subject to an upward only rent review at the end of the fifth year.

Rent

£30,000 per annum exclusive, payable quarterly in advance.

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas of Stafford Park 4. Further details are available from the Letting Agents on request.

Energy Performance Certificate

Energy Performance Certificate Rating: E 113

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

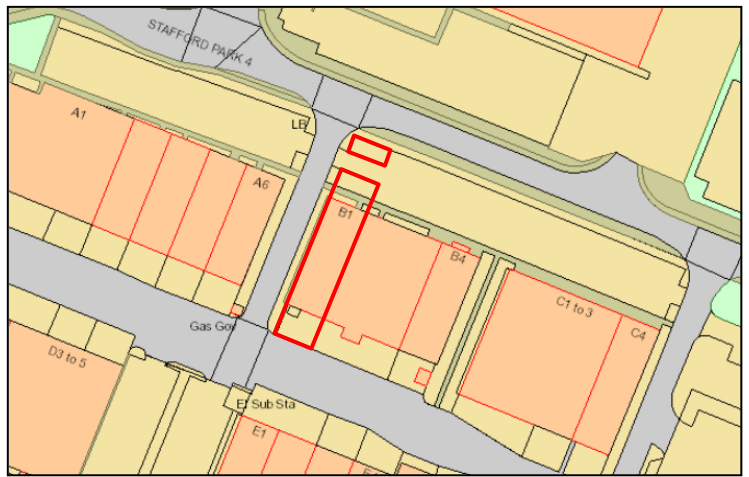
Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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For Reference purpose only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Warehouse and premises

Current Rateable Value – £19,250

Rateable Value from 1st April 2023 - £20,250

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

March 2023

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."