

# INDUSTRIAL UNIT – TO LET

Unit B4, Stafford Park 4, Telford TF3 3BA

7,275 sq ft (676 sq m)

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The warehouse unit with offices and compound, is located at the centre of Stafford Park Industrial Estate. Telford Town Centre (inc Railway station) are both approximately 1 mile away. The M54 Motorway (J4) and the A442 dual-carriageway are close-by. Nearby occupiers include Howdens, Topps Tiles, Greggs, Screwfix, Toolstation, Easy Bathrooms, Johnson Paints & Storage Giant.

The building is available at a rent of £45,000.00 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance.

#### Key information:

- Secure Yard at Rear.
- Allocated Parking Spaces.
- Electric Roller Shutter.
- Open Plan Office Space with Kitchenette.
- Full Height Cladding.
- EPC C-70

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

Details created 01/24

#### WIGGINS LOCKETT THOMPSON LTD

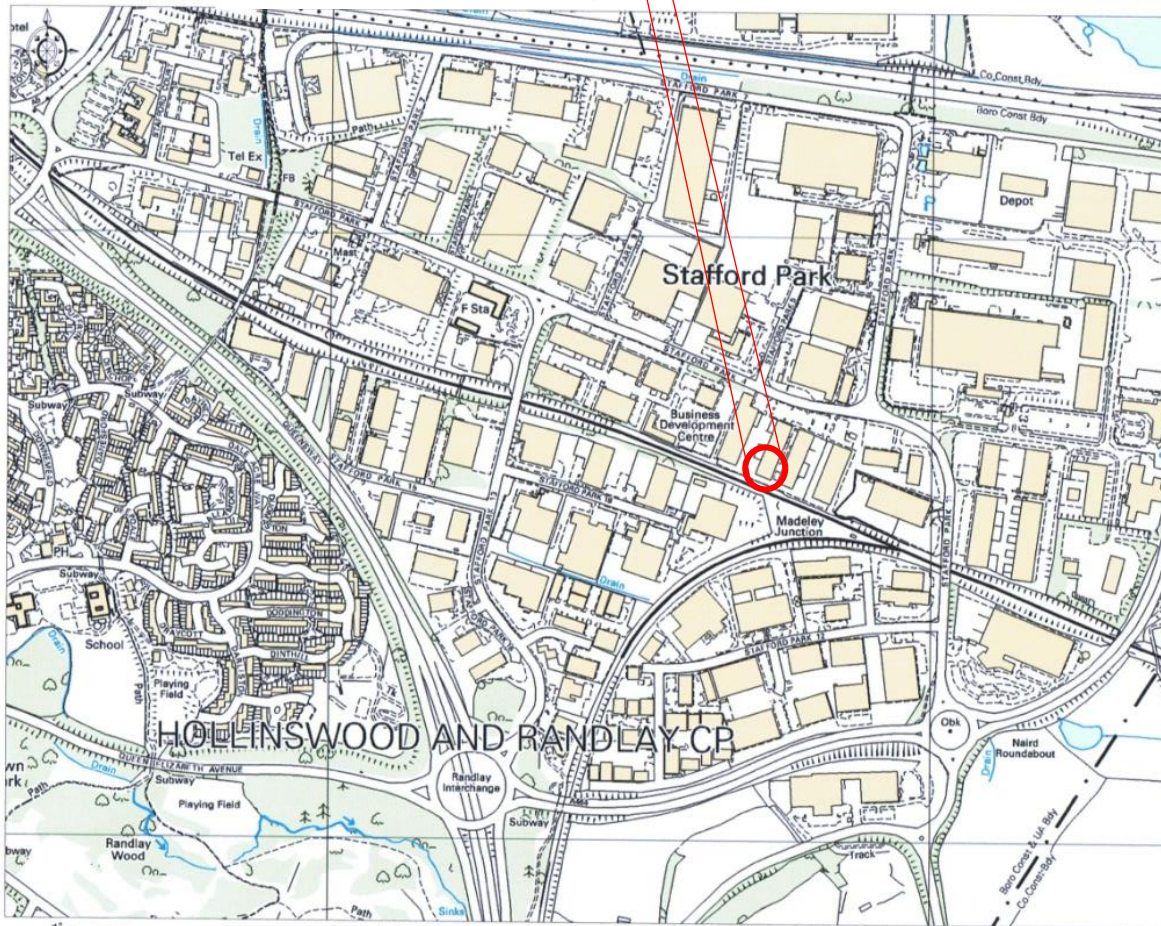
73 High Street, Madeley  
Telford, Shropshire TF7 5AH  
Tel: 01952 603303/01902 229550  
enquiries@wltcommercial.co.uk  
wltcommercial.co.uk







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Ordnance Survey

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