

# INDUSTRIAL UNIT - TO LET

Unit D3 & D4, Stafford Park 4, Telford TF3 3BA  
9,981 sq ft (927 sq m)

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This property is located at the centre of Stafford Park Trade Centre. The property is less than two miles from Telford Town Centre (inc Railway station) , The M54 (J4) and the A442 dual carriageway. Nearby occupiers include Howdens, Topps Tiles, Greggs, Screwfix, Toolstation, Easy Bathrooms, Johnson Paints & Storage Giant.

The building is available at a rent of £66,000.00 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance. The Unit is let subject to renovation and upgrades.

## Key information:

- Secure Yard.
- Electric Roller Shutters 3.6 wide x 3.7 m high
- Significant Office Space with Full Kitchen.
- Full Height Cladding.
- Minimum Eave height 4.1m.

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

Details created 08/24.

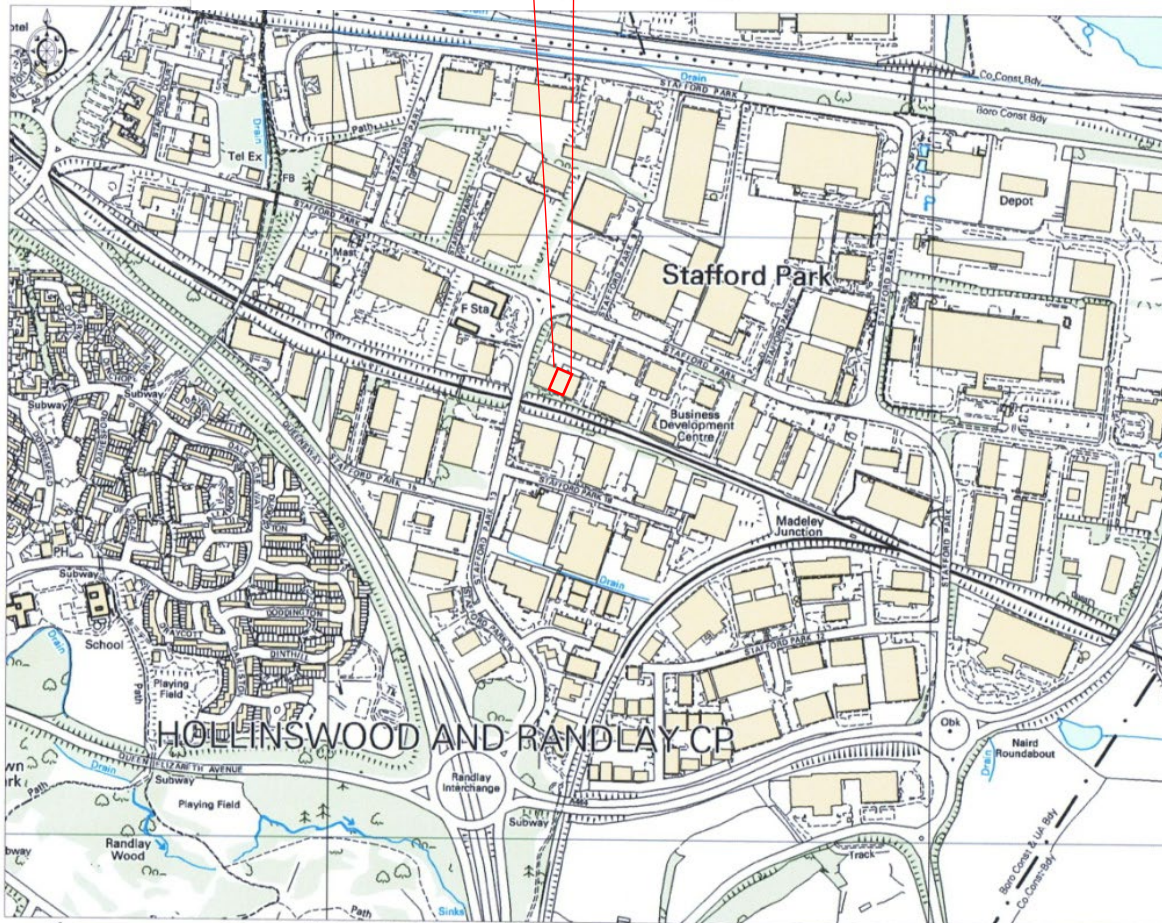
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HOLLINSWOOD AND RANDLAY CR



Ordnance Survey

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