

# INDUSTRIAL UNIT TO LET

**UNIT A9  
STAFFORD PARK 15  
TELFORD  
SHROPSHIRE TF3 3BB**

## **OCCUPATION READY**

- 474 sq m (5,103 sq ft)
- Minimum Eaves height 5.25 m (17'3")
- EPC Rating – C (71)

### **LOCATION**

Stafford Park is a principal industrial estate within Telford, located adjacent to Junction 4 of the M54 and Telford town centre. It is conveniently located close to Telford Central railway station

### **DESCRIPTION**

The property provides a refurbished modern terraced industrial building of steel frame construction with offices to the front incorporating wc facilities. Externally, there is a gated and secure yard to the rear of the property with access to the industrial warehouse through a roller shutter door.

### **RENT**

£33,500.00 pa exc subject to negotiation.

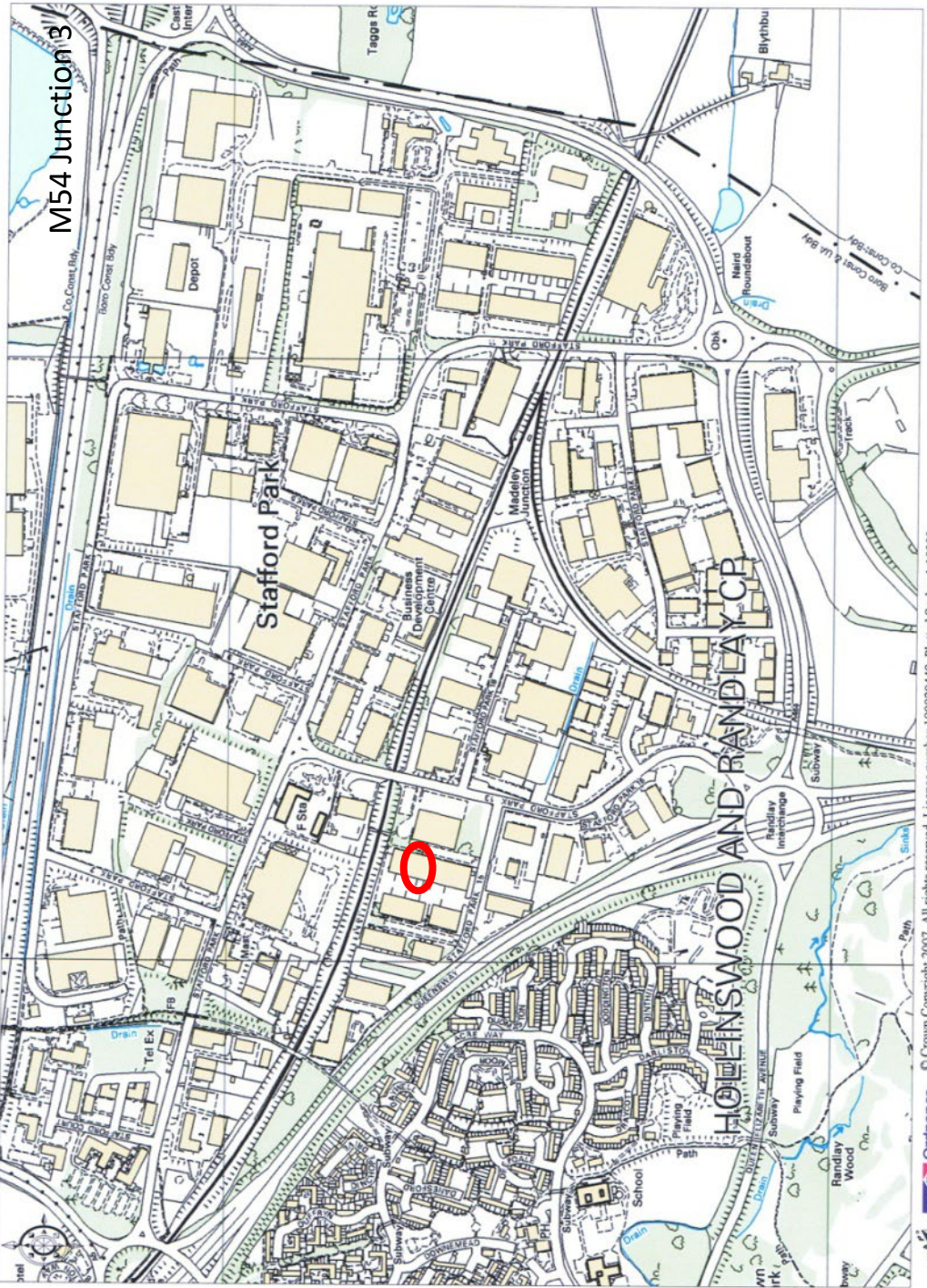
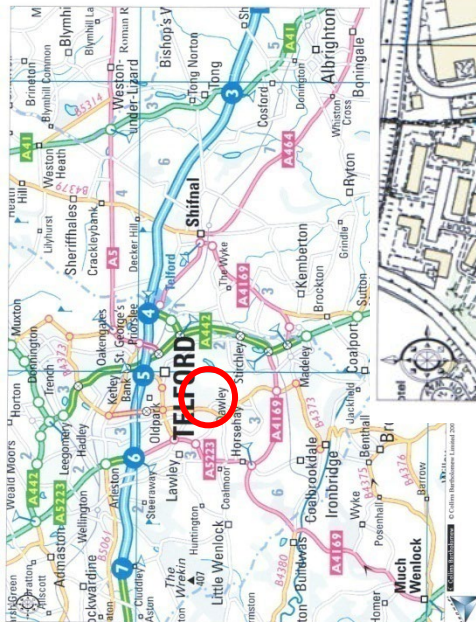
Business Rates, Service Charge, VAT and Insurance are in addition. Please contact Agent for further information.

### **VIEWINGS**

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952-603303 or 07983-622430. • Subject to Contract

- Details created 11-24 •





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