



## TRADE COUNTER PREMISES - TO LET

### Unit A4, Stafford Park 4 Trade Centre, Telford TF3 3BA

///soaps.paces.rehearsed

[GIA 4,300 sq ft (399 sq m) plus Yard]

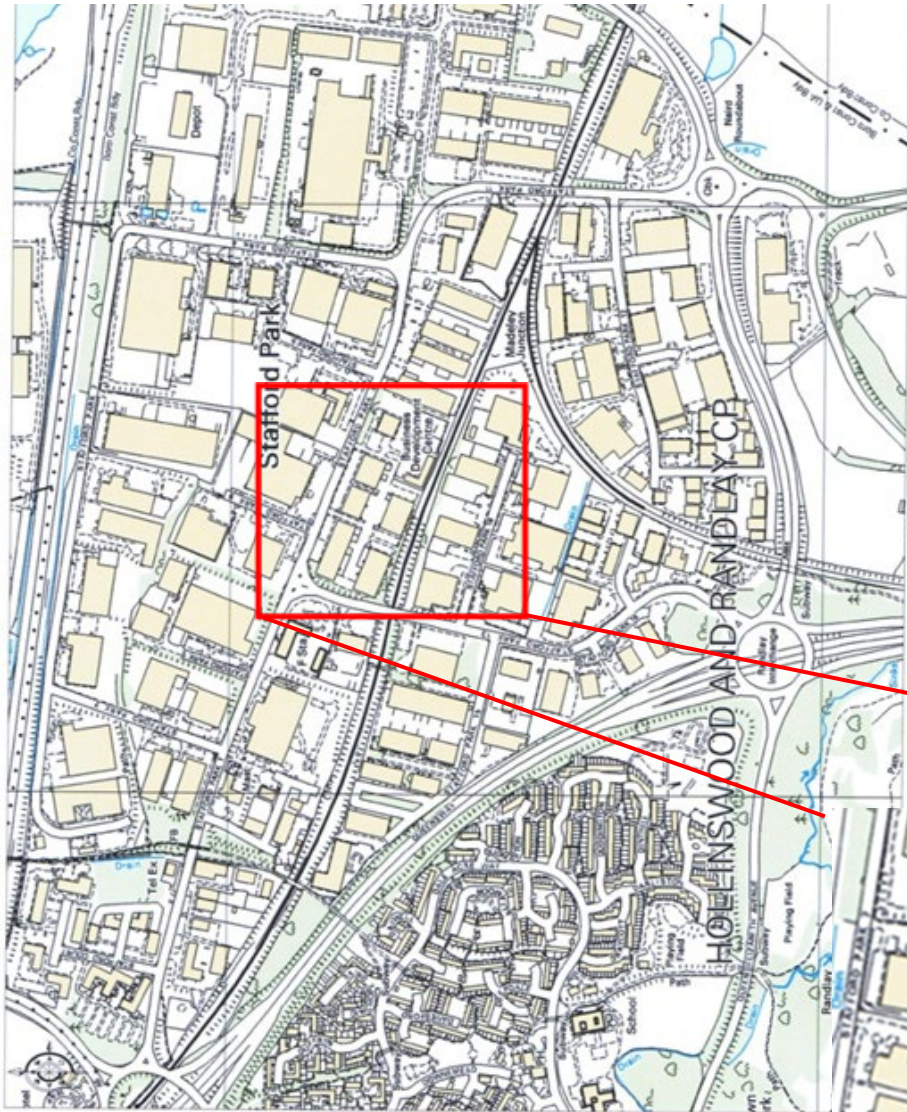
The warehouse unit, with offices and compound, is located at the centre of Stafford Park Industrial Estate. Telford Town Centre (inc Railway station) the M54 Motorway (J4) and the A442 dual-carriageway are close-by. Nearby occupiers include Howdens, Topps Tiles, Greggs, Screwfix, Toolstation, Easy Bathrooms,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

The building has recently been refurbished to a high standard and is available at a rent of £38,750 pa. Exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance.

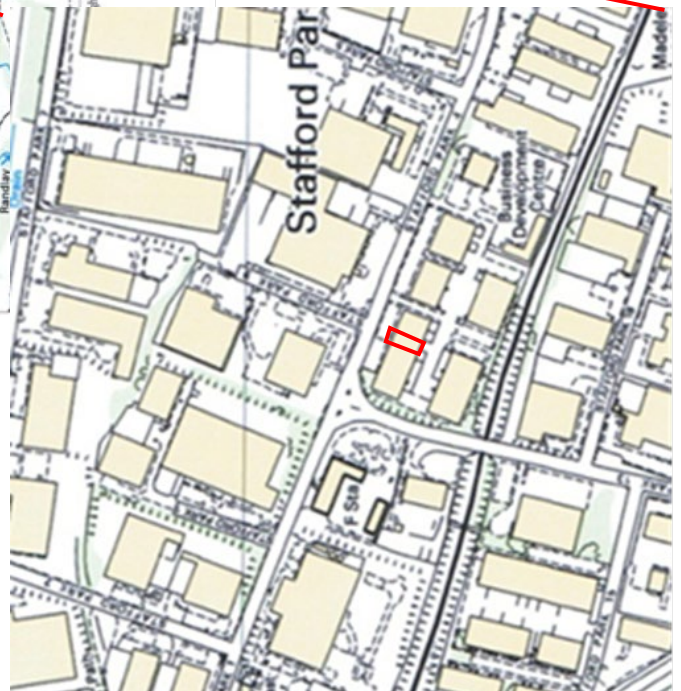
For further information please contact Anthony Wiggins on 07983-622430 or Erin Beards on 07534 687232.

•Subject to Contract •EPC to be undertaken post decoration •





*This map was created with Promap*



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