



PRIME TRADE COUNTER UNIT - TO LET

Unit B4, Stafford Park 4 Trade Centre, Telford TF3 3BA

///swooning.farmer.exposes

[GIA 4,266 sq ft (396 sq m) plus secure yard]

This modern trade counter / warehouse unit with office space and secure compound sits at the heart of Stafford Park Industrial Estate, one of Shropshire's most established commercial hubs. Excellent access to Telford Town Centre, the railway station, M54 (J4) and A442.

Neighbouring occupiers include Howdens, Screwfix, Toolstation, Topps Tiles, Greggs, Easy Bathrooms, Johnson Paints and Storage Giant, providing strong footfall and high visibility.

Rent: £37,500 per annum (exclusive of Business Rates, utilities, service charge, VAT & insurance).

For further details, contact:

Anthony Wiggins - 07983-622430

Erin Beards - 07534 687232.

Subject to Contract

WIGGINS LOCKETT THOMPSON LTD

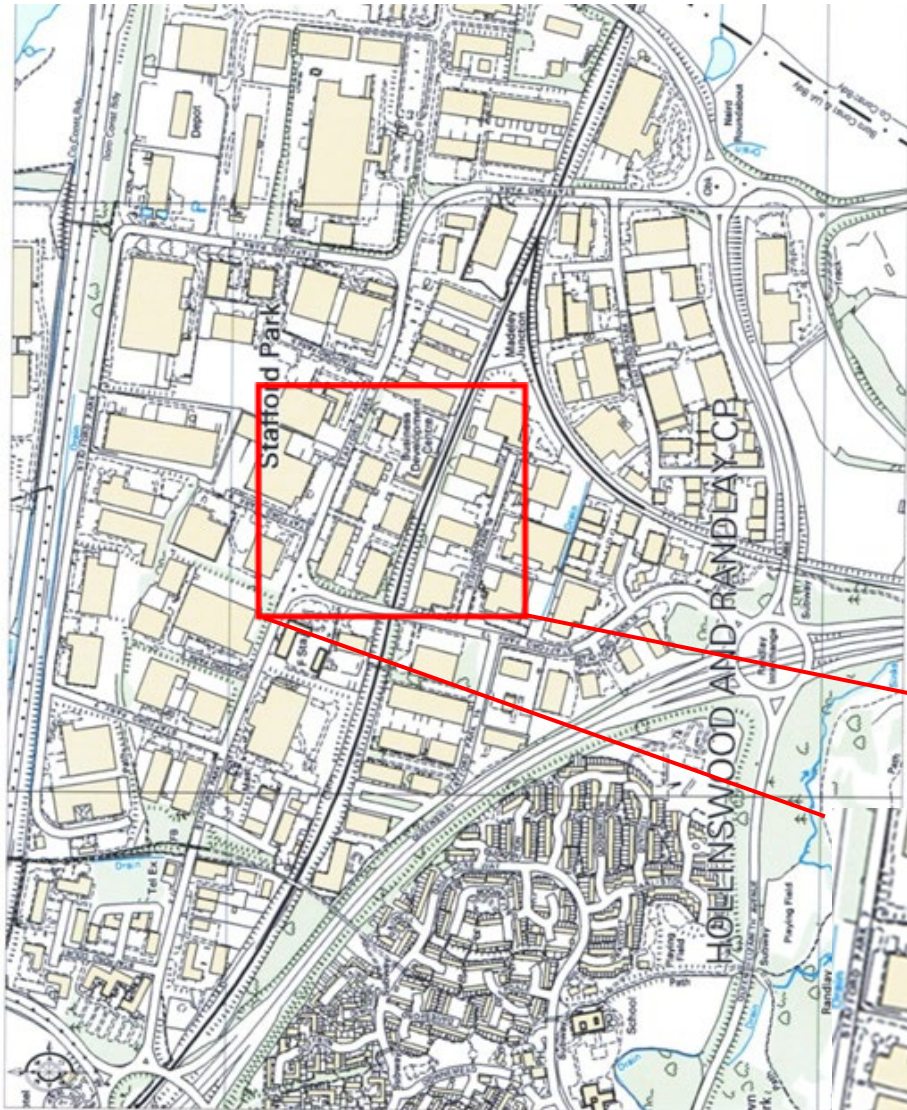
73 High Street, Madeley

Telford, Shropshire TF7 5AH

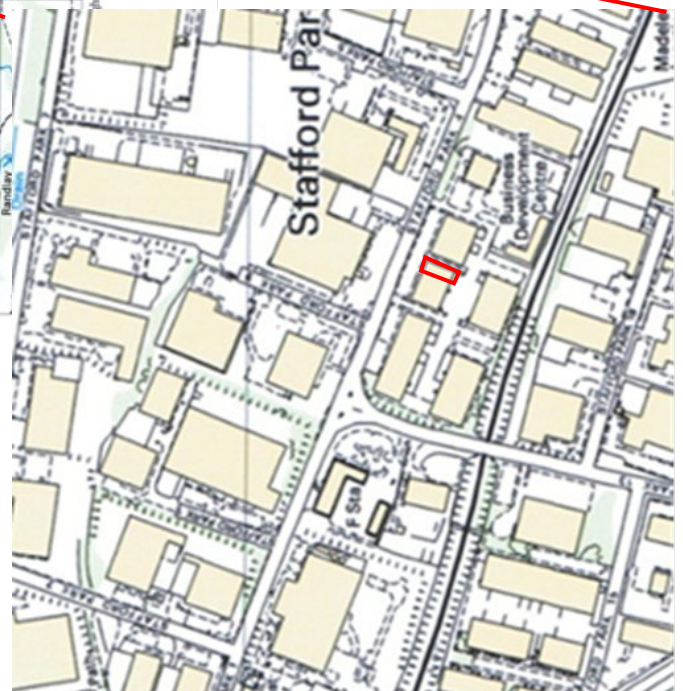
Tel: 01952 603303/01902 229550

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