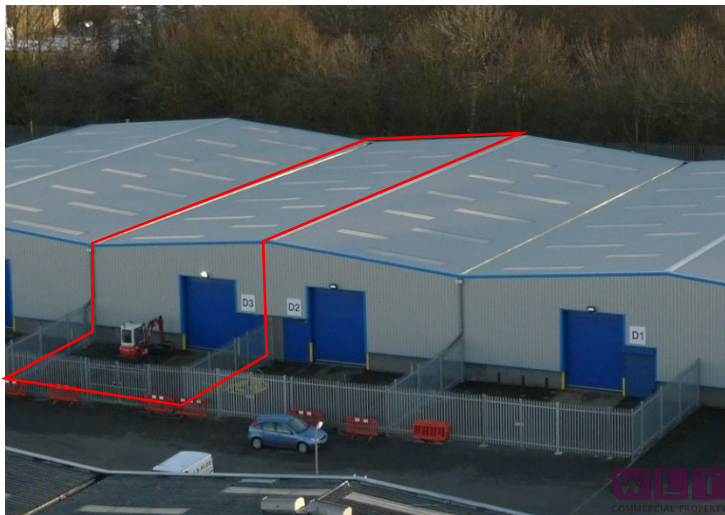


# INDUSTRIAL UNIT - TO LET

Unit D3, Stafford Park 4, Telford TF3 3BA

4,983 sq ft (463 sq m)

///swerving.backfired.smoking



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 £33,000.00 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 Shutter 3.6 wide x 3.7 m high.
- Office Space.
- Full Height Cladding.
- Minimum Eave height 4.1m.
- EPC D-80.

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

Details amended 02/26.

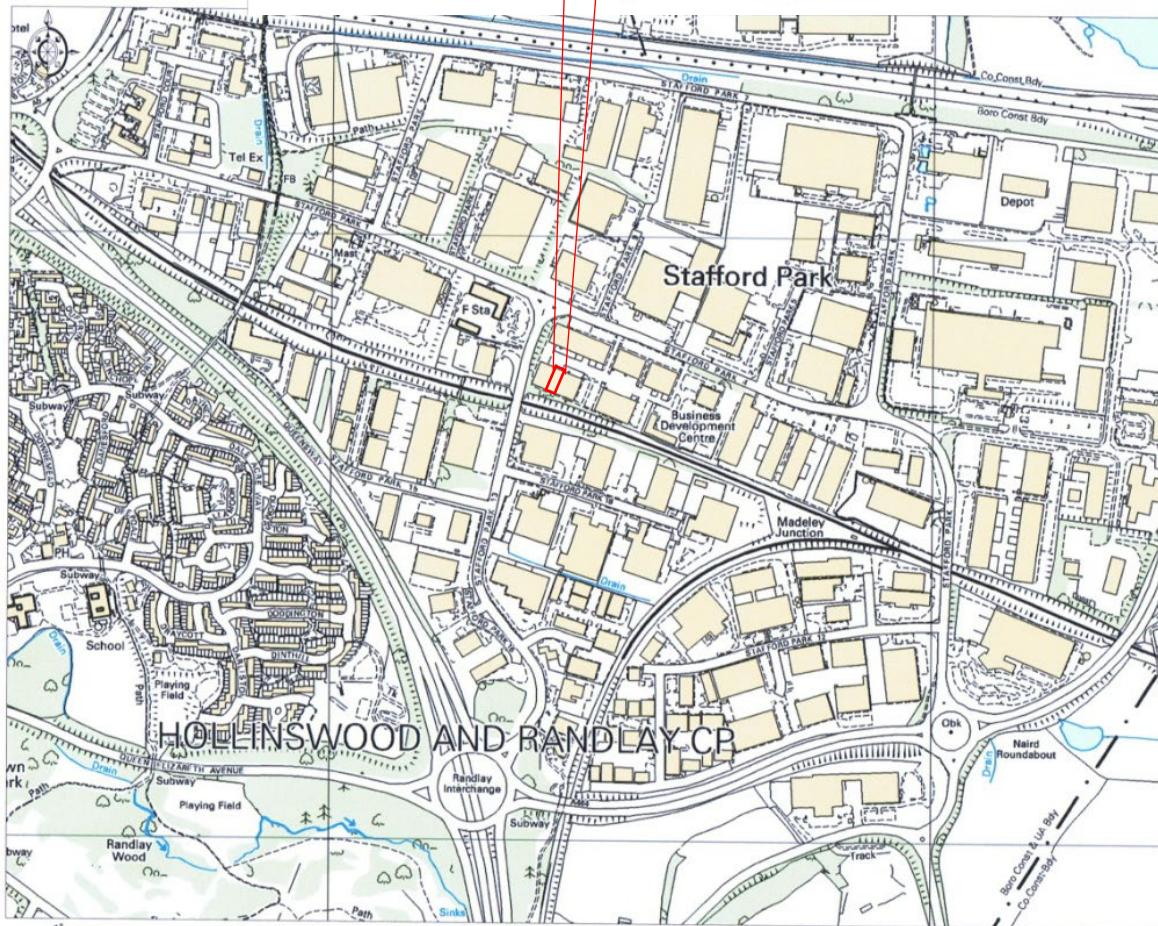
## WIGGINS LOCKETT THOMPSON LTD

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Telford, Shropshire TF7 5AH  
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Registered in England & Wales 8686171





*This map was created with Promap*

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