



STAFFORD PARK 7

TO LET | WAREHOUSE / INDUSTRIAL UNIT
121,832 SQ FT (11,318.6 SQ M)

POTENTIAL TO SPLIT 70,411 SQ FT AND 51,421 SQ FT



Stafford Park 7

Telford
TF3 3BQ



LOCATION

The property is in Stafford Park in Telford, an established industrial and distribution estate accessed off Junctions 4 and 5 of the M54 motorway. Telford has a wide and diverse manufacturing employment base with major manufacturers including Denso, Epson, Epwin, Makita, Magna International, Ricoh UK, and BAE Systems.

Telford is home to The Ministry of Defence Fulfilment Centre and other warehouse operators including DHL, UPS, Maidens of Telford (Kinaxia Logistics), and Simmonds Transport. Telford is 15 miles east of Shrewsbury, 15 miles to Junction 10a of the M6, 17 miles north west of Wolverhampton and 32 miles north west of Birmingham. Telford Central Railway Station is located 0.9 miles (20 minutes walk) to the East.

DEMOGRAPHICS

185,900

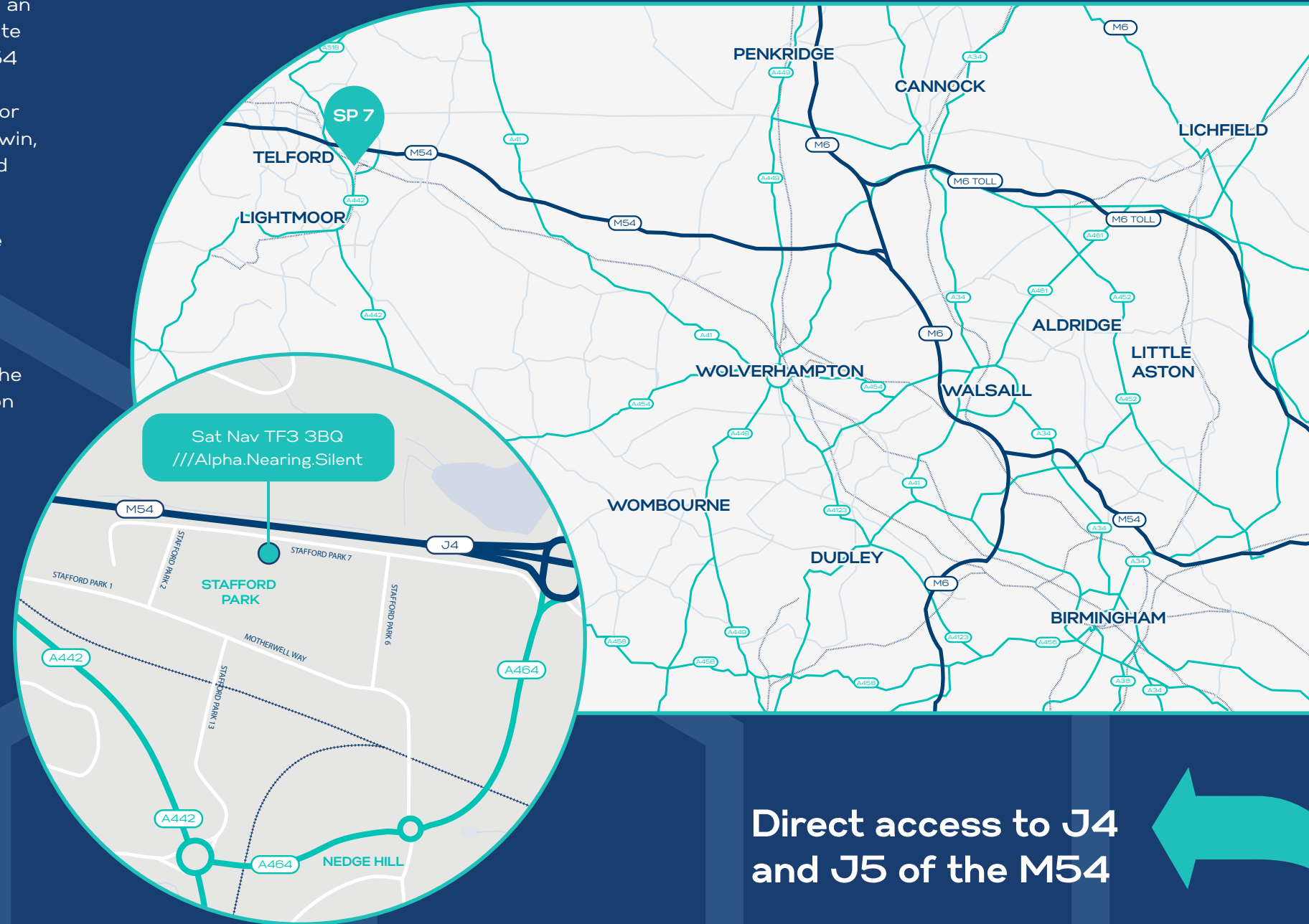
Total Population

89,300

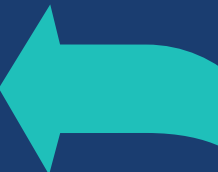
Economically Active

16,349

People Who Work in Manufacturing, Transport, and Storage Sectors



Direct access to J4
and J5 of the M54





DESCRIPTION

The property comprises a detached industrial warehouse unit of steel portal frame construction under a profiled steel-clad roof and translucent panels. Ground floor office and ancillary accommodation is provided. The unit is being refurbished to a high quality. Consideration will be given to letting the property in two parts from 70,411 & 51,421 sq ft.

ACCOMMODATION

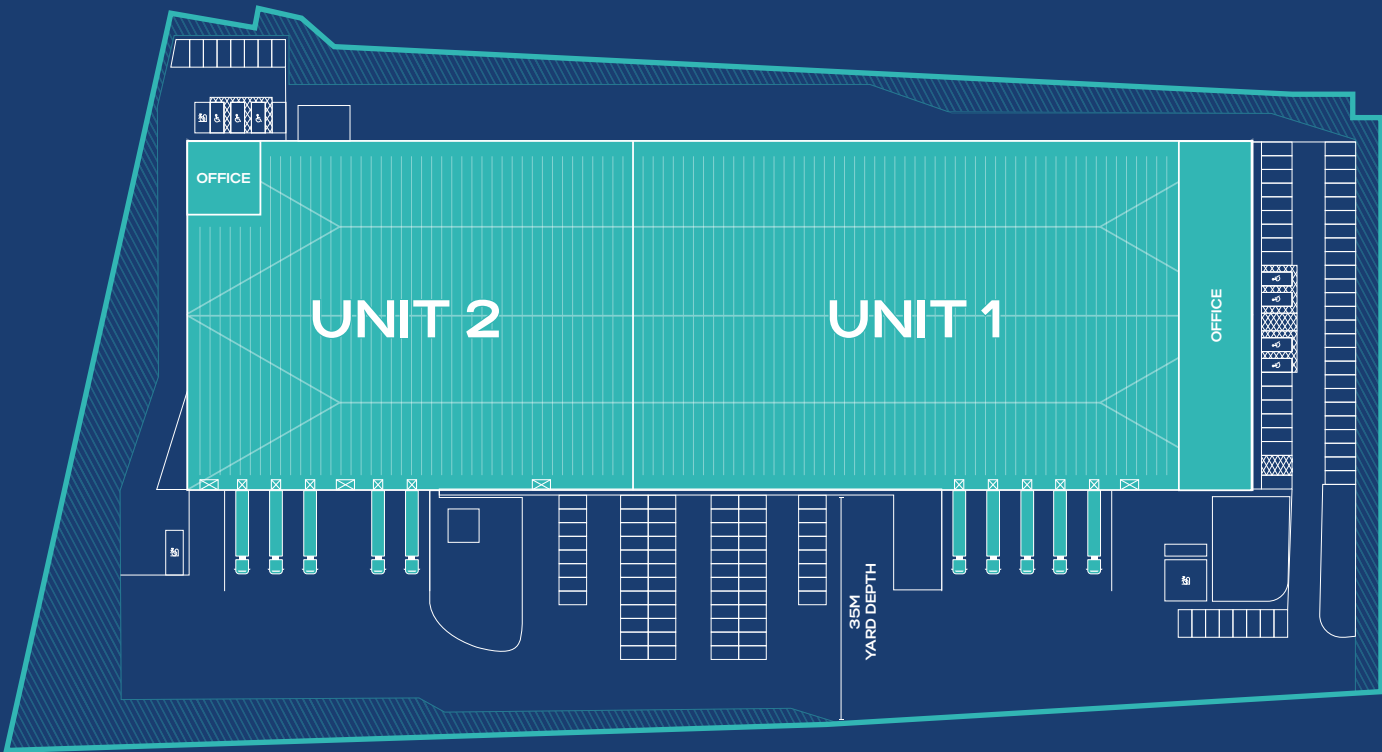
The property is measured to a Gross Internal Area as follows:

	sq ft	sq m
Warehouse	111,598	10,367.8
Ground Floor Office / Ancillary	9,865	916.5
Plant Rooms	369	34.3
Total	121,832	11,318.6

Potential to split into two separate units:

Unit 1	sq ft	sq m
Warehouse	62,401	5,797.2
Ground Floor Office / Ancillary	7,950	738.6
Plant Rooms	60	5.6
Total	70,411	6,541.4

Unit 2	sq ft	sq m
Warehouse	49,197	4,570.6
Ground Floor Office / Ancillary	1,915	177.9
Plant Rooms	309	28.7
Total	51,421	4,777.2



SPECIFICATION



6m Clear
Internal Height

EPC

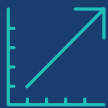
B-44



10 Dock Level
Loading Doors



4 Ground Level
Loading Doors



35M
Service Yard



Refurbished



121 Car
Parking Spaces



Fully Secure
Site

STAFFORD PARK 7



LEASE TERMS

A new lease is available for a term of years to be agreed.

EPC

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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT chargeable at the current rate.

GET IN TOUCH

Matthew Tilt
matthew.tilt@harrislamb.com
07834 626 172

Neil Slade
neil.slade@harrislamb.com
07766 470 384

harrislamb

Luke Thacker
luke.thacker@cbre.com
07733 308 558

Nick Barnes
nick.barnes@cbre.com
07880 305 942

CBRE



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