

INDUSTRIAL UNIT – FOR SALE

INCOME PRODUCING INVESTMENT

Unit B4, Stafford Park 4 DC, Telford TF3 3BA

7,275 sq ft (676 sq m) GIA

///chambers.september.crass



The property [Title No: SL227994] comprises of a warehouse, yard and offices, located at the centre of the established Stafford Park Industrial Estate in Telford. The M54 Motorway (J4) and the A442 dual carriageway is less than one mile distant.

The property is available by way of assignment of the remaining long leasehold interest (999 Years from the 6th June 2014).

Key information:

Tenant: Magna Specialist Confectioners Ltd (Company No 10503405 – Experian Rating 100/100)

Term: Protected 5 year fully repairing and insuring lease dated 6th June 2024.

Rent Payable: £45,000.00 pa (£6.19 psf).

Utilities, Insurance, Service Charge, Maintenance (Subject to a Schedule of Condition), and Business Rates are payable in addition by the occupier.

LL Deposit held

EPC rated C-70 Certificate valid to 2034.

VAT is applicable.

Offers are invited in excess of £675,000.00 (6.6 % ARY before costs)

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

Details created 07/26.

VIEWING STRICTLY BY APPOINTMENT ONLY – THIS IS OCCUPIED SPACE

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

Telford, Shropshire TF7 5AH

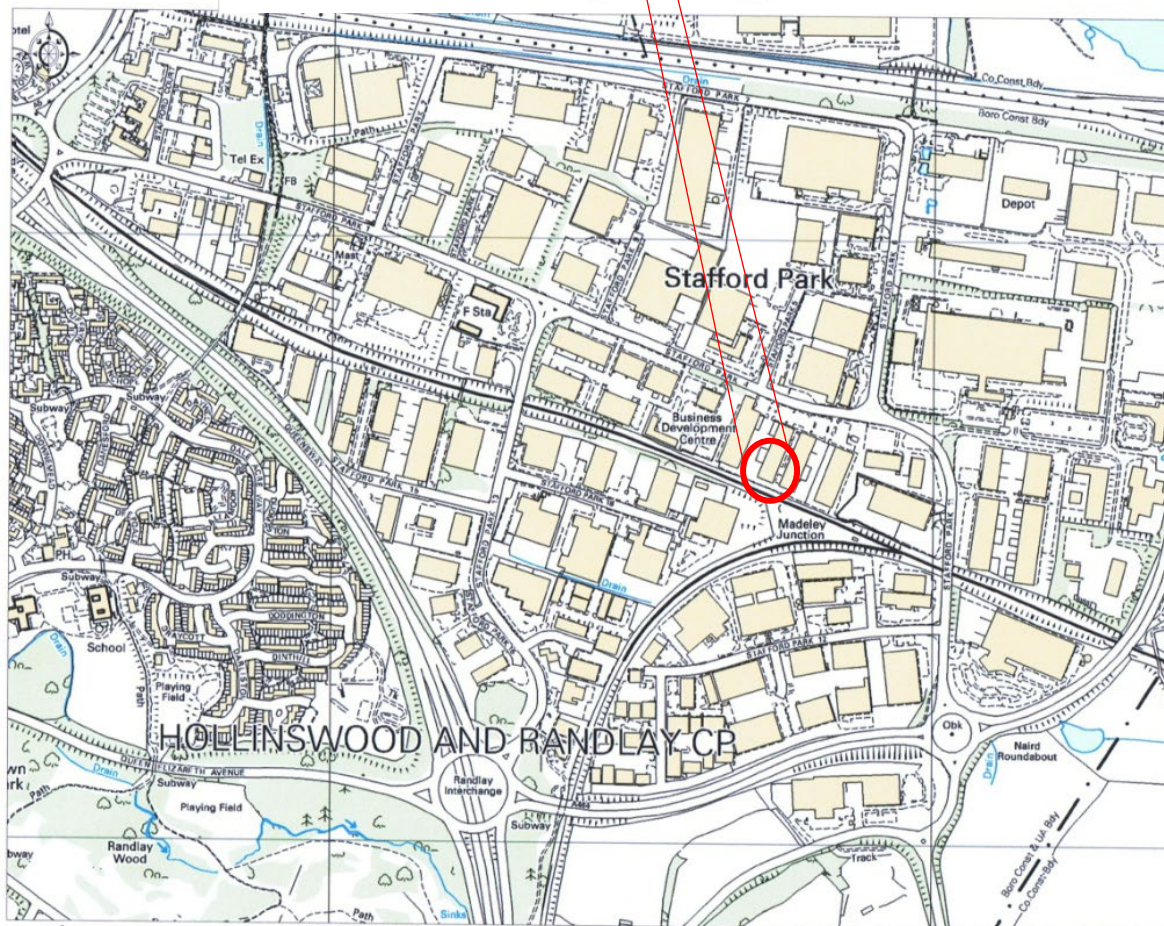
Tel: 01952 603303/01902 229550

enquiries@wltcommercial.co.uk

wltcommercial.co.uk



Registered address:
73 High Street, Madeley, Telford, Shropshire TF7 5AH
Registered in England & Wales 8686171



This map was created with Promap

IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.