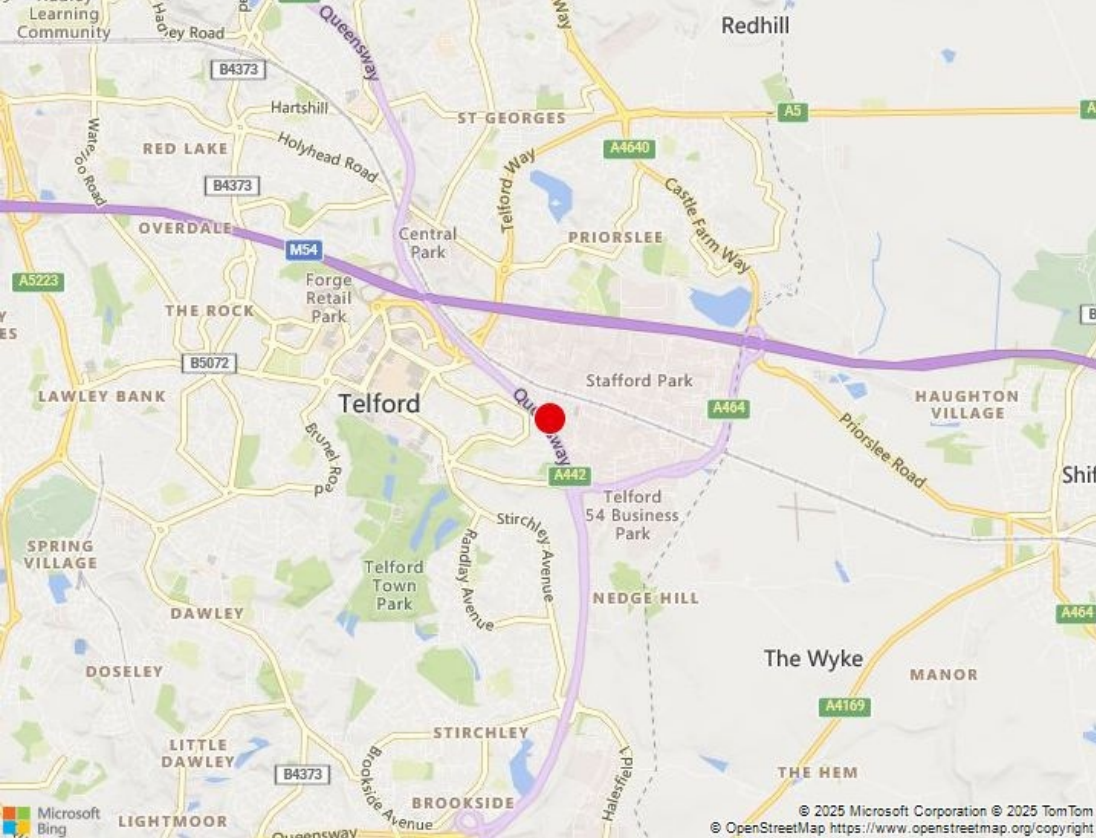


MODERN COLD STORE / DISTRIBUTION WAREHOUSE

Marine House, Stafford Park 15, Telford, Shropshire, TF3 3BB

25,499 SqFt (2,368.86 SqM) | Offers Around - £2,250,000





KEY FEATURES

- Rare Freehold Opportunity
- Offered with full vacant possession
- Refurbished in 2024
- Popular industrial location within Stafford Park
- Within easy driving distance of M54 Motorway
- Total Site Area 1.97 Acres (0.804 Hectares)

LOCATION

The property is situated on Stafford Park 15 the southern fringe of Stafford Park Industrial Estate in central Telford with excellent road access to the M54 motorway at both Junctions 4 and 5.

DESCRIPTION

The subject property comprises a bespoke frozen food facility constructed in the 1980's which includes two storey offices and a cold store. The premises are situated within a secure gated site with perimeter fencing within Stafford Park Industrial Estate in Telford.



Area	SqFt	SqM
GF WAREHOUSE	18,732	1,740.2
GF OFFICES	2,737	254.27
FF OFFICES	2,634	244.7
EXTERNAL STORE	1,396	129.69
Total Floor Area	25,499	2,368.86

Marine House, Stafford Park 15, Telford, Shropshire TF3 3BB



TERMS

The property is available on the basis of a freehold sale with full vacant possession.

ASKING PRICE

Offers around - £2,250,000.

SERVICE CHARGE

The property comprises a bespoke frozen food facility constructed in the 1980's which includes two storey offices and a cold store which was extended in circa 2012 and subsequently refurbished in 2024. The main warehouse provides four dock level access doors and one ground level loading door. Eaves height is from 6m - 8m, concrete floor, and significant 3-phase power supply.

Externally, there is a generous yard, 23 parking spaces with overflow to the rear. There is also a separate store within the yard.

EPC

Energy Performance Asset Band Rating D (93).

BUSINESS RATES

Rateable Value - £116,000. Rates Payable - £64,380.

Interested parties are advised to make their own enquiries of the Local Authority (Telford & Wrekin).

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

ZONE KEY		LEGEND	
Zone 1			HEAT DETECTOR
Zone 2			CALL POINT
Zone 3			FIRE ALARM PANEL
Zone 4			SMOKE DETECTOR

