

# INDUSTRIAL UNITS– FOR SALE

## PART INCOME PRODUCING



### Units C3 & C4

### Stafford Park 4 DC

### Telford, Shropshire

### TF3 3BA

///workbench.cotton.factoring

- Unit C3 - 6,764 sq ft (628 sq m)
- Unit C4 - 6,702 sq ft (623 sq m)
- Minimum Eaves height 5.25m
- EPC Rating C-71

#### LOCATION

Stafford Park is a principal industrial estate within Telford, located adjacent to Junction 4 of the M54 and Telford town centre. It is conveniently located close to Telford Central railway station. Nearby occupiers include Howdens, Topps Tiles, Greggs, Screwfix, Toolstation, Easy Bathrooms, Johnson Paints & Storage Giant.

#### DESCRIPTION

The available property consists of two refurbished modern terraced industrial building of steel frame construction both with offices to the front incorporating wc facilities  
Externally, each premises has a gated and secure yard to the rear of the property with C4 benefitting from additional external space to side. Vehicular access to warehouses is through insulated panel doors (5.9m wide).

#### TENURE

The long lease (125 Years from 1988 Title No SL30287) of Unit C3 will be sold/assigned subject to an occupational lease with William Richards Sash Windows Ltd on a 10 year FRI lease, commencing 22.3.22 with a rent review at 1/3/27 and tenant break at 29.2.27. The rent payable is £35,000 pax (£5.17 psf) and ERV is £45,000 pax.

The long lease (250 years from 2001 Title No SL135435) of Unit C4 will be sold/assigned with vacant possession (desks and racking to remain if required).

#### PRICE

Unit C3 - £615,000

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#### VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 07983-622430 or Erin Beards on 07534-687232



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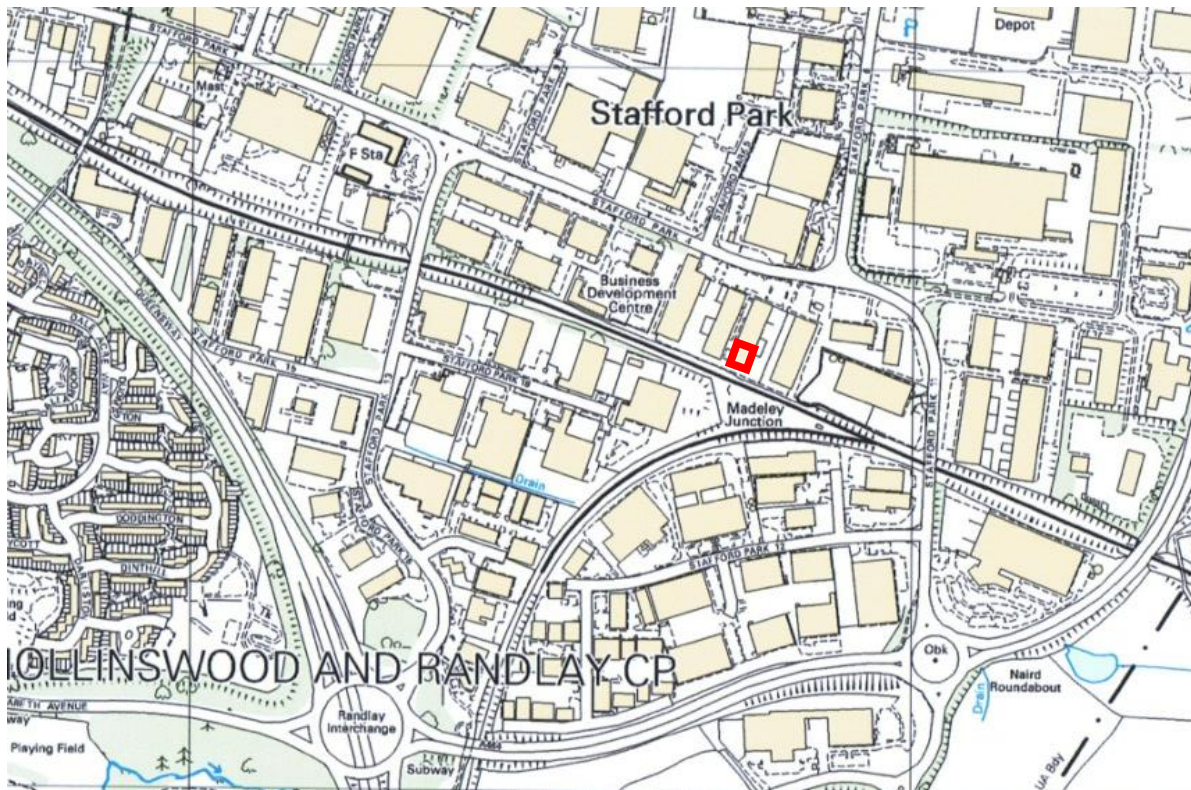
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