

**Wiggins Lockett
Thompson**
Chartered Surveyors

AVAILABLE EARLY 2020 – SUBJECT TO REFURBISHMENT

**INDUSTRIAL UNIT
TO LET
UNIT D5
STAFFORD PARK 4
TELFORD
TF3 3BA**



- 5,088 sq ft (473 sq m)
- Central Trade Counter Location
- EPC B - 33

LOCATION

The premises are located on Stafford Park 4 Industrial Estate, approx. 1.5 miles distant from Junction 4 of the M54 Motorway which links into the M6 and the Midlands motorway network. The unit is positioned within a terrace of units at the junction of Stafford Park 4 and 13, both of which provide access to the main A464 dual carriageway leading to the M54 Motorway, Junction 4. Telford Town Centre & Railway Station are approximately half a mile distant.

DESCRIPTION

Single-storey offices are at the rear of the unit providing in addition, entrance lobby, separate W.C. facilities and kitchenette.

ASKING RENT

£28,000.00 per annum exclusive.
Service Charge, Business Rates and Buildings Insurance is payable in addition (please contact Agent for further assistance).

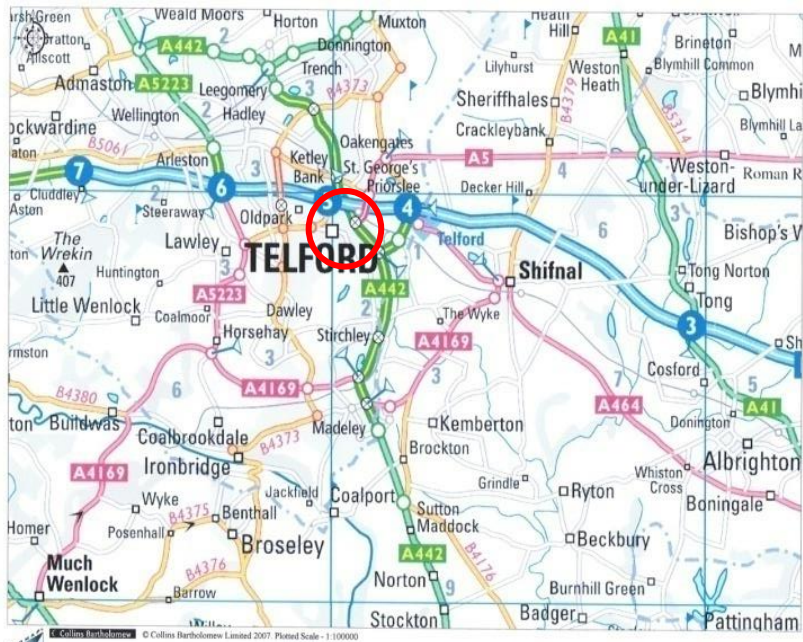
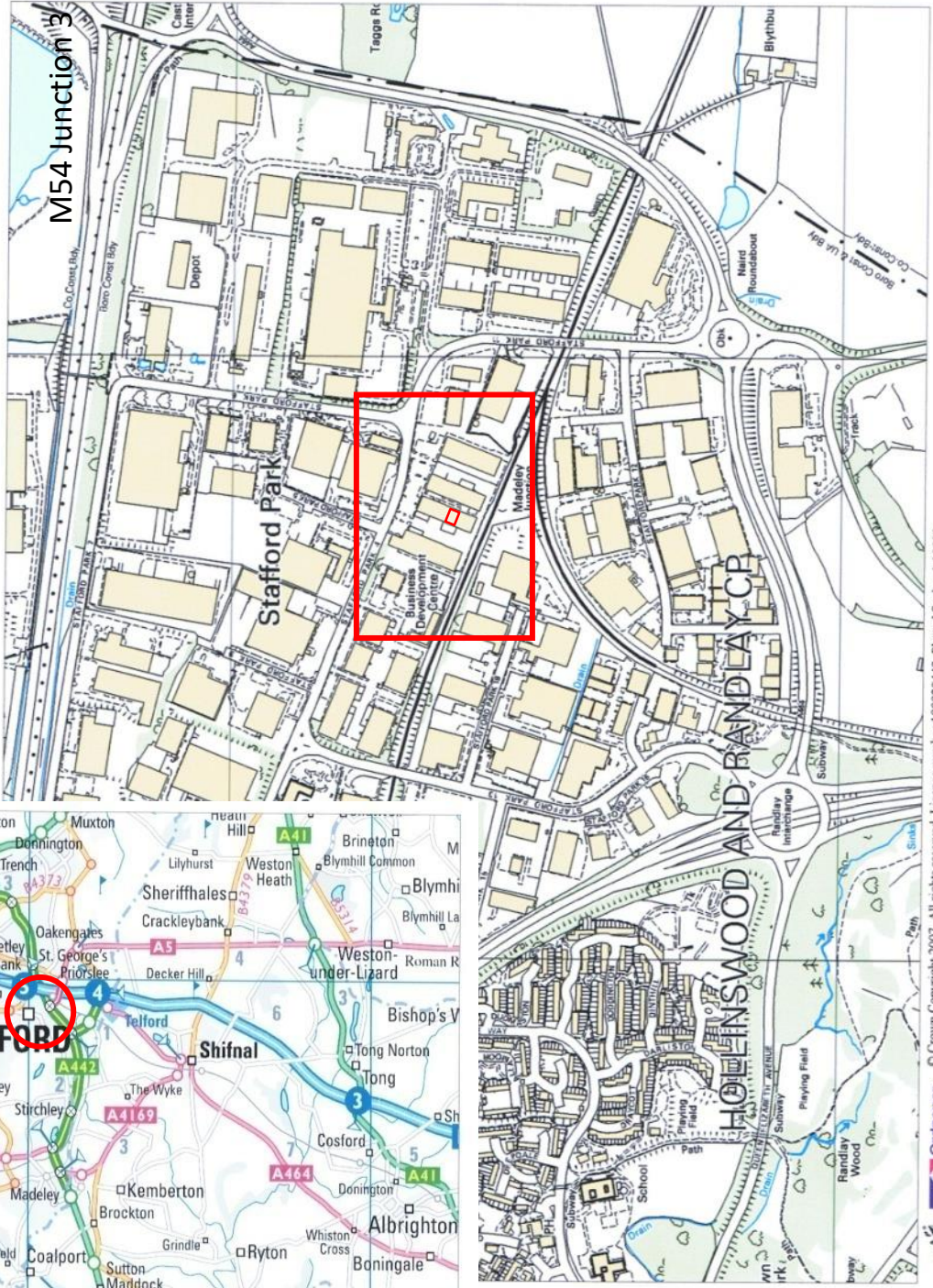
VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins. •Subject to Contract •Full EPC's available on request •Details amended 11-19.

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 OS Ordnance Survey

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