

UNIT 8 STAFFORD PARK 12



GERALDEVE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
1,425 sq m (15,339 sq ft)



onsite
car parking



access &
security



loading
door



office
content

Unit 8
Stafford Park 12
Telford
TF3 3BJ

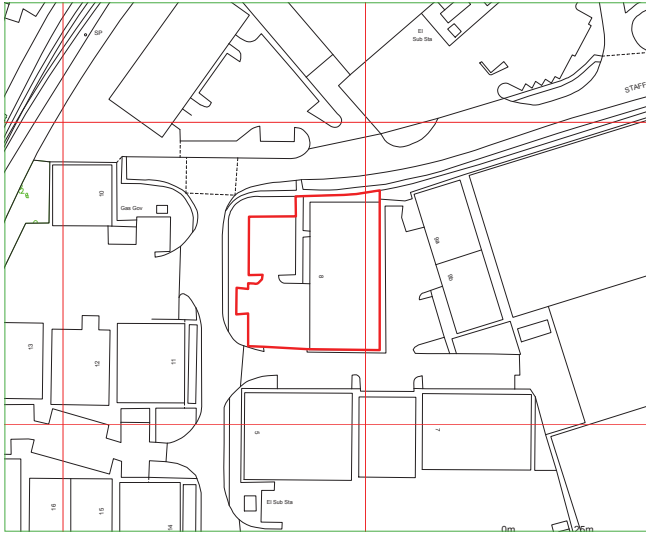
Specification

- **located on the established Stafford Park Estate**
- **onsite car parking**
- **approximately one mile from Junction 4 of M54**

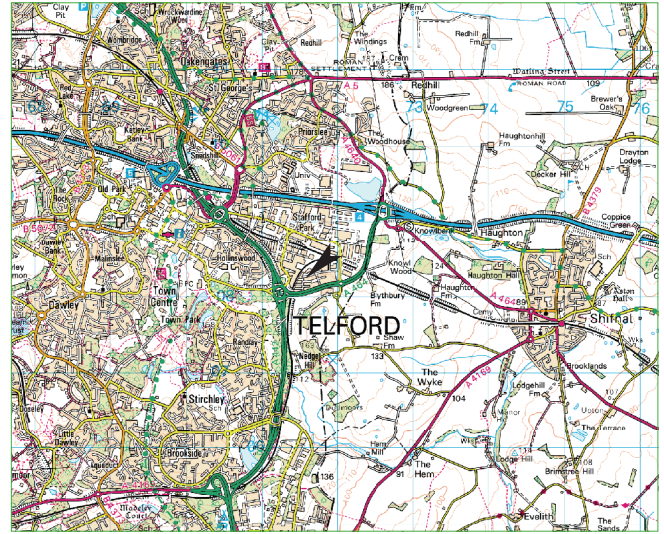


UNIT 8 STAFFORD PARK 12

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Location

The premises are located on Stafford Park Industrial Estate, which is approx 1 mile from J4 M54. Stafford Park 12 is accessed from A464 dual carriageway being 1.5 miles from Telford Town Centre

Description

The subject property comprises a detached industrial building of steel portal frame construction with integral office accommodation, on site car parking and service yard.

The warehouse has a minimum eaves height of 5.6m and is accessed via a roller shutter door being 4.0m wide and 4.5m high.

Ground and first floor office and ancillary accommodation provides a lobby, multiple offices, WC and kitchen facilities.

Externally the property benefits from a tarmacadam visitor/ staff car parking area for approx 16 cars which adjoins a concrete loading yard area.

Accommodation

| | sq ft | sq m |
|--------------------|---------------|--------------|
| Warehouse | 8,275 | 769 |
| Mezzanine | 684 | 63 |
| Office & ancillary | 6,380 | 593 |
| Total | 15,339 | 1,425 |

Terms

The unit is held on a lease expiring on 24 March 2013, and is available by way of an assignment or sublease.

Current passing rental £46,500 per annum exclusive.

Rating Assessment

The Rateable Value in the 2005 list is £52,000. The Rates Payable for 2011/12 is based on 43.3p in the pound (£22,516.00).

Viewing

By prior appointment with the joint agents:

Myles Wilcox Smith

Gerald Eve LLP
mwilcox-smith@geraldeve.com
Tel. 0121 616 4811

Matthew Tilt

Bulleys
matthew.tilt@bulleys.co.uk
Tel. 01952 292 233

Subject to contract



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
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Energy Performance Certificate

Non-Domestic Building



Unit 8
Stafford Park 12
TELFORD
TF3 3BJ

Certificate Reference Number:
0590-0763-2630-7100-3003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 71

This is how energy efficient the building is.

Less energy efficient

Technical information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 1421 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 51.87 |

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

80 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.a using calculation engine SBEM v3.5.a.0

Property Reference: 302157630000

Assessor Name: John Copsey

Assessor Number: BREC400060

Accreditation Scheme: BRE Global

Employer/Trading Name: Abbey Energy Ltd

Employer/Trading Address: 20, Church Hams, Finchampstead, Wokingham, RG40 4XF

Issue Date: 08 Jun 2010

Valid Until: 07 Jun 2020 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0060-3915-0420-3760-7004

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**