

FOR SALE

DUE TO RELOCATION

DIGILAND HOUSE UNIT C
STAFFORD PARK 12, TELFORD, TF3 3BJ



INDUSTRIAL / WAREHOUSE UNIT

33,700 sq ft (3,131 sq m) (Approx. Total Gross Internal Area)

- Detached fenced and gated site
- 6.4m clear internal haunch height
- Two ground level loading doors
- Excellent Stafford Park location

DESCRIPTION

The property comprises a detached industrial/warehouse building with integral two-storey office, showroom, workshop with anti-static floor, and ancillary accommodation, service yard, and car parking with the following specification:

- 6.4m clear internal haunch height
- Two ground level loading doors
- Warehouse lighting
- Two-storey office & ancillary
- Secure and gated site
- Car parking for approx. 39 cars
- Facilities include basketball pitch, tennis court, golf nets, and canteen

TENURE

A sale of the freehold interest.

PRICE

Offers are invited above £2.75m exclusive, subject to contract.

VAT

All prices quoted are exclusive of VAT, which may be chargeable at the prevailing rate.

ACCOMMODATION

Ground floor	SQ M	SQ FT
Ancillary	112.8	1,214
Showroom	282.72	3,043
Workshops	486.69	5,239
Warehouse	1422.86	15,315
First floor office/ancillary	825.81	8,889
TOTAL Approx. Gross Internal Area	3130.88	33,700
Site area	1.59 Acres	0.64 Hectares

ENERGY PERFORMANCE CERTIFICATE (EPC)

The properties EPC rating is C (52).

PLANNING

Interested parties are advised to make their own enquiries to the local planning authority.



SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor, contractor, or solicitor.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs.

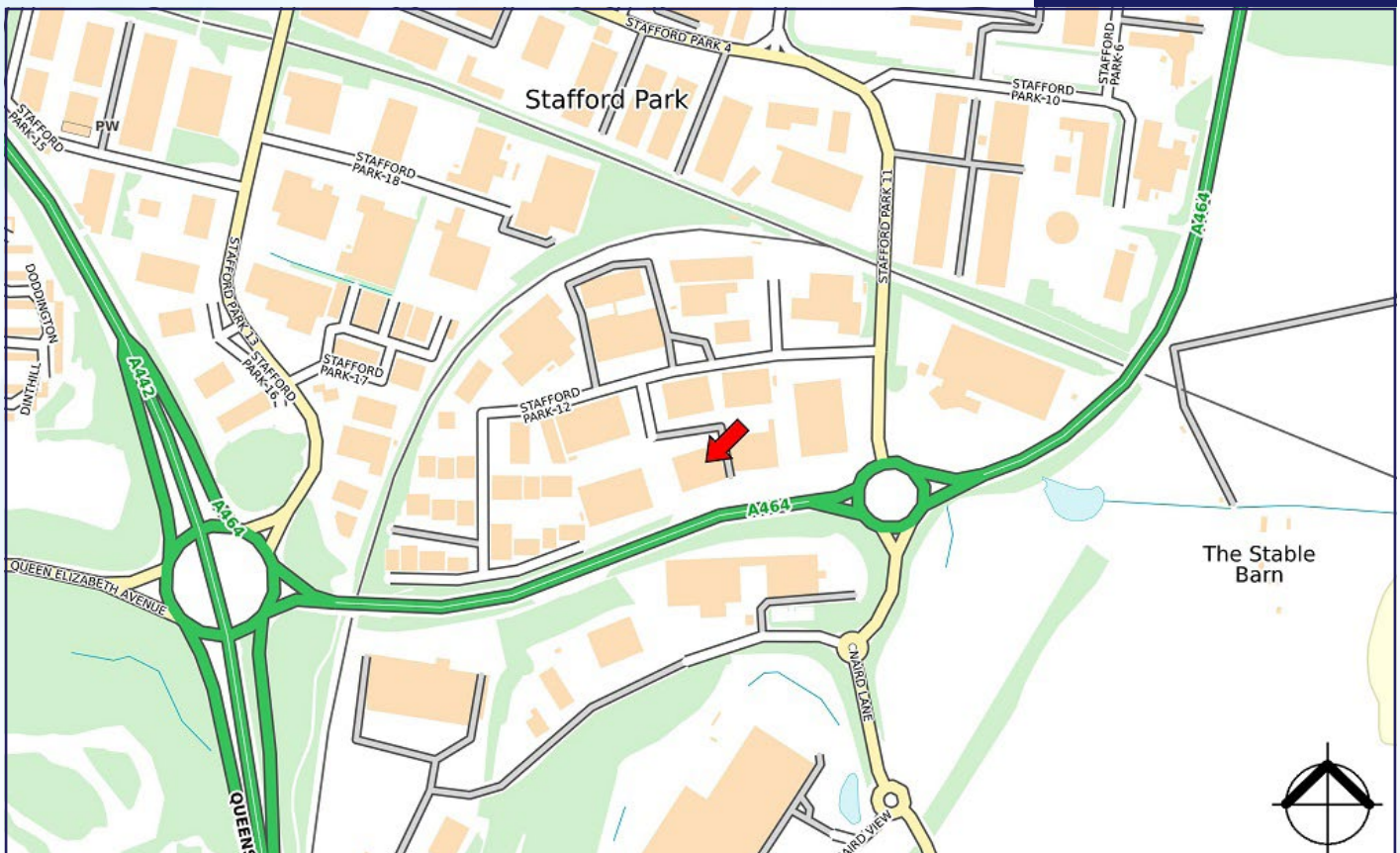
MONEY LAUNDERING

Money Laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

LOCATION

The property is located on Stafford Park Industrial Estate in Telford with access via Stafford Park 12 off Naird Roundabout and with prominence to the A464 dual-carriageway. The property is well located for the national motorway network being within 1 mile of Junctions 4 and 5 of the M54 motorway and within 15 miles of Junction 10a of the M6. Stafford Park adjoins the A442, which is the primary road connecting north and south Telford. Telford is 15 miles east of Shrewsbury, 17 miles northwest of Wolverhampton, and 32 miles northwest of Birmingham.

POSTCODE: TF3 3BJ



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: T0008084 Date: 05/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given 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 satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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