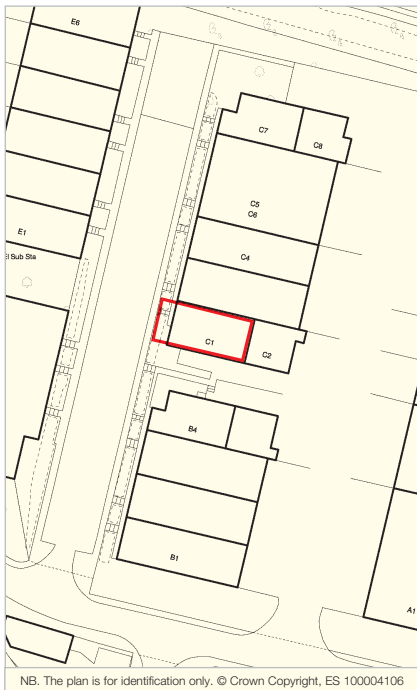


Telford **Unit C1** **Stafford Park 15** **Shropshire** **TF3 3BB**

- **Long Leasehold Industrial Investment**
- Established industrial location
- Industrial unit totalling 255.10 sq m (2,745 sq ft)
- Let to Field Studies Council
- Lease expiry 2021
- Current Gross Rent Reserved
£13,500 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Leasehold. To be held for a term of 299 years from completion at a peppercorn ground rent.

Location

Telford was designated a new town in 1963 and has a resident population of 120,000. The town is located 12 miles east of Shrewsbury and 30 miles north-west of Birmingham and the West Midlands conurbation. Telford benefits from excellent communications, being served by the M54 Motorway (Junctions 4, 5, 6 and 7) which provides a direct link to the M6 Motorway, and also by the A442 and A464 dual carriageways.

The property is situated on Stafford Park 15, in an established industrial location accessed by the A442 and A464, which in turn lead to the M54 Motorway.

Occupiers close by include Bookers Cash & Carry, HSS, Howdens and Topps Tiles.

Description

The property is arranged on ground floor only to provide an industrial unit with the benefit of office and staff accommodation. The property benefits from a side loading door.

The property provides the following accommodation and dimensions:

Ground Floor 255.10 sq m (2,745 sq ft)

Tenancy

The entire property is at present let to FIELD STUDIES COUNCIL for a term of 10 years from 1st August 2011 at a current rent of £13,500 per annum. The lease contains full repairing and insuring covenants subject to a schedule of condition.

Tenant Information

For the year ended 31st December 2015, Field Studies Council reported a nil turnover, a pre-tax profit of £797,027, shareholders' funds and a net worth of £20.138m. (Source: riskdisk.com 06.11.2016.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 314 Band G (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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