

Telford

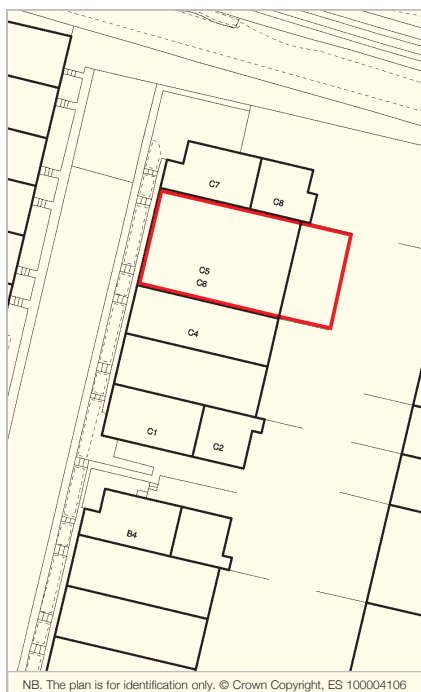
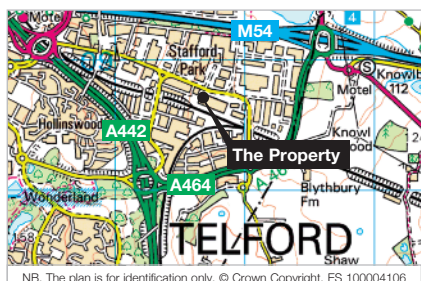
Unit C5-C6

Stafford Park 15

Shropshire

TF3 3BB

- Long Leasehold Industrial Unit
 - Established industrial location
 - Let to LVS Small Plastics Parts Ltd on a new 5 year lease
 - Total floor area 798.50 sq m (8,595 sq ft)
 - Rent Review June 2020
 - Current Gross Rent Reserved
- £43,720 pa**



Tenure

Leasehold. To be held for a term of 299 years from completion at a ground rent of £25 per annum, doubling every 25 years.

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 Jewson, AViramp, Ruskim Seafoods Ltd and Lister Trade Counter, amongst others.

Description

The property is arranged on ground floor only to provide two interconnecting industrial units benefitting from extensive warehouse, office and staff accommodation. The property benefits from two roller shutter loading doors (height 4.17m) and car parking to the front.

The property provides the following accommodation and dimensions:

Ground Floor	798.50 sq m	(8,595 sq ft)
Eaves Height	5.10 m	(16' 9")

Tenancy

The entire property is at present let to LVS SMALL PLASTICS PARTS LTD for a term of 5 years from 24th June 2017 at a current rent of £43,720 per annum. The lease provides for a rent review on 24th June 2020 and contains full repairing and insuring covenants. The Sellers understand the tenant also occupies units F1-F4 and has been in occupation for over 20 years.

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 81 Band D (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

Seller's Solicitor Ms Y Raymond, Hamblins. Tel: 0207 355 6035 e-mail: yraymond@hamblins.co.uk