

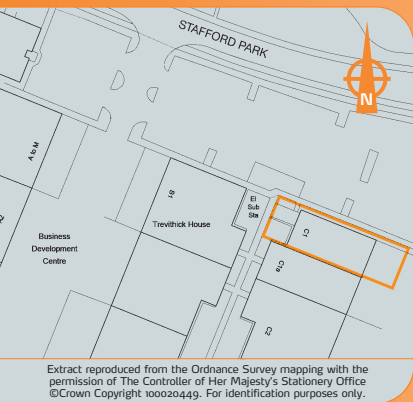
lot 60

Unit C1, Stafford Park 4
Telford, Shropshire TF3 3BA

Rent
£29,600
per annum
exclusive

Freehold Light Industrial Investment

- Entirely let to Lockwell Electrical Distributors Ltd
- Situated within the established Stafford Park Industrial Estate
- Tenant in occupation for at least 15 years
- Close to A464 dual carriageway, A442 and M54 Motorway (Junction 4)
- Eight Week Completion



Location

Miles: 1.2 miles east of Telford Town Centre
17 miles east of Shrewsbury
17 miles north-west of Wolverhampton
Roads: M54 (Junction 4), A464, A442, A5
Rail: Telford Central Rail
Air: Birmingham Airport

Situation

The property is situated on the southern side of Stafford Park 4 within the established Stafford Park Industrial Estate. Located 1.2 miles east of the town centre, and with easy access to the A464 dual carriageway, A442 and M54 Motorway (Junction 4), Stafford Park Industrial Estate is one of Telford's most popular commercial/industrial locations.

Description

The property comprises a ground floor light industrial unit of approximately 414.34 sq m (4,460 sq ft).

Tenure

Virtual Freehold. Held from Telford Development Corporation for a term of 999 years from 11th June 1985 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Trade Counter	414.34 sq m (4,460 sq ft)	LOCKWELL ELECTRICAL DISTRIBUTORS LTD (i)	6 years 3 months from 24/06/2013 until 23/09/2019 on a full repairing and insuring lease	£29,600	24/06/2016
Totals		414.34 sq m (4,460 sq ft)			£29,600	

(i) For the year ending 31st January 2012, Lockwell Electrical Distributors Ltd reported a turnover of £21,202,061, pre-tax profits of £434,166 and a total net worth of £2,985,238. (Source: www.riskdisk.com 10/06/2013)

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