

FOR SALE

**MARINE HOUSE
STAFFORD PARK 15
TELFORD
SHROPSHIRE**



**MODERN COLD STORE / DISTRIBUTION WAREHOUSE
GIA: 25,499 SQ FT (2,368.9 SQ M)**

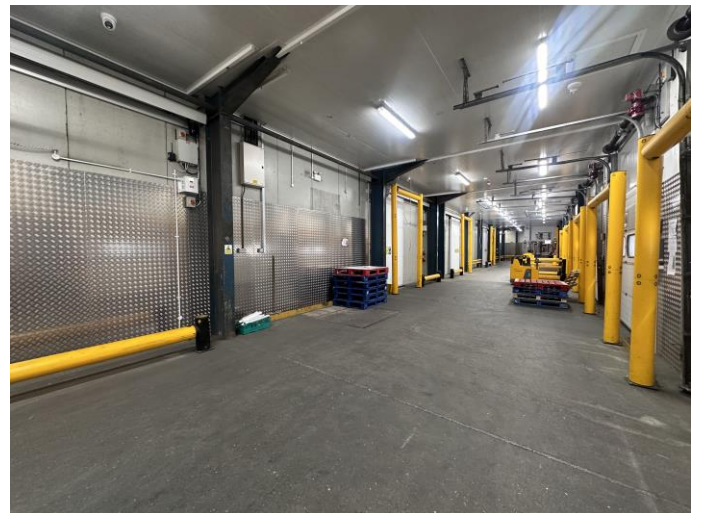
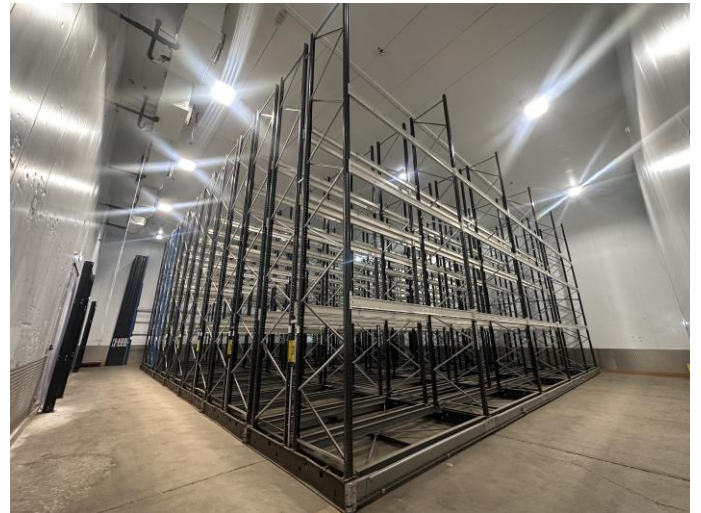
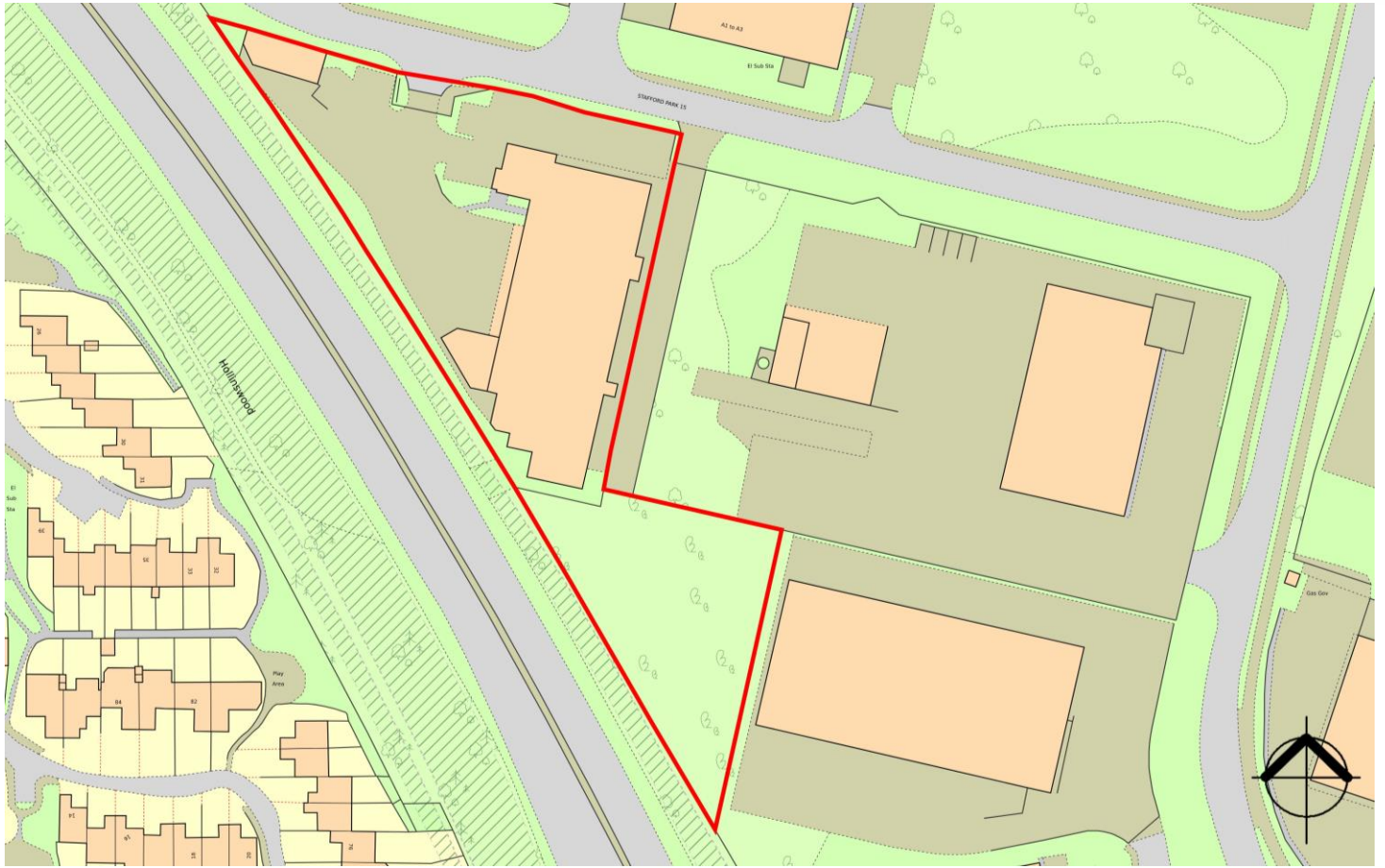
**RARE FREEHOLD OPPORTUNITY
EXISTING COLD STORE / FOOD DISTRIBUTION WAREHOUSE
POPULAR INDUSTRIAL LOCATION
TOTAL SITE AREA OF 1.97 ACRES
REFURBISHED IN 2024**

SAT NAV: TF3 3BB

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk



LOCATION

The property is situated on Stafford Park 15 the southern fringe of Stafford Park Industrial Estate in central Telford with excellent road access to the M54 motorway at both Junctions 4 and 5.

Stafford Park is a modern, fully developed industrial estate housing established manufacturing companies and storage and distribution operators and is located within 1 mile of Telford town centre.

DESCRIPTION

The property comprises a bespoke frozen food facility constructed in the 1980's which includes two storey offices (added on in the 1990's) and a cold store which was extended in circa 2012 and subsequently refurbished in 2024.

The main warehouse is of steel portal frame construction with metal profile clad roof and elevations. Loading is provided by way of four dock level access doors and one ground level loading door. The general specification of the warehouse, which is currently arranged to provide two substantial cold store chambers, includes eaves heights of 6m – 8m, concrete floor, loading bays and a significant 3 phase power supply.

The modern two storey office block is of brick construction with aluminium double glazed window units beneath a pitched and tiled roof. The general specification allows for:

- Carpeting throughout
- Painted and plastered walls
- Perimeter power and data points
- LED/fluorescent strip lighting

Externally the site benefits from a generous yard, tarmacked parking for up to 23 vehicles with overflow car parking available to the rear of the warehouse. There is also a separate former trade counter building, now used for storage, in the northwest of the site.

ACCOMMODATION

Description	sq m	sq ft
Ground Floor Warehouse	1,740.2	18,732
Ground Floor Offices	254.3	2,737
First Floor Offices	244.7	2,634
External Store	129.7	1,396
Total	2,368.9	25,499

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice. All parties are advised to carry out their own measurements.

The subject premises have a site area of circa 1.97 acres (0.804 hectares)

TENURE

The subject premises are available on a freehold basis with vacant possession upon completion.

GUIDE PRICE

Offers are invited in the region of:
£2,500,000

BUSINESS RATES

Local Authority: Telford & Wrekin
Description: Cold Store & Premises
Rateable Value: £116,000

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy performance Asset rating of D (93).

PLANNING

From enquiries made of the Local Authority we understand that the property has Planning Permission for use within Class B2 (General Industrial) and Class B8 (Storage and Distribution).

Interested parties are advised to make their own enquiries of the Local Authority in respect of their proposed use.

VAT

All sums are quoted exclusive of VAT, if applicable.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

VIEWING

By appointment with the joint sole agents:

Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles.davis@geohallam.co.uk
Direct Tel: 07702 516 860

or;

Burley Browne

Contact: Ben Nicholson
Email: ben.nicholson@burleybrowne.co.uk
Direct Tel: 07889 407 650

April 2025

**Geo
Hallam &
Sons**

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www.geohallam.co.uk

Chartered Surveyors

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Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

Property Particulars

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