

# FOR SALE

**MARINE HOUSE  
STAFFORD PARK 15  
TELFORD  
SHROPSHIRE**



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

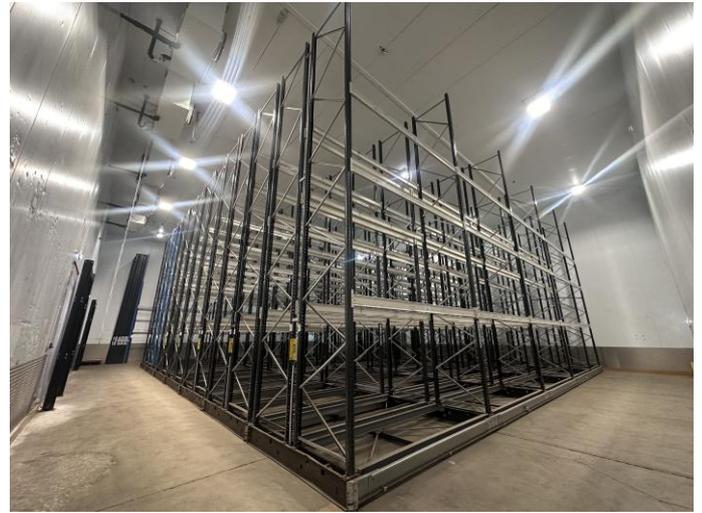
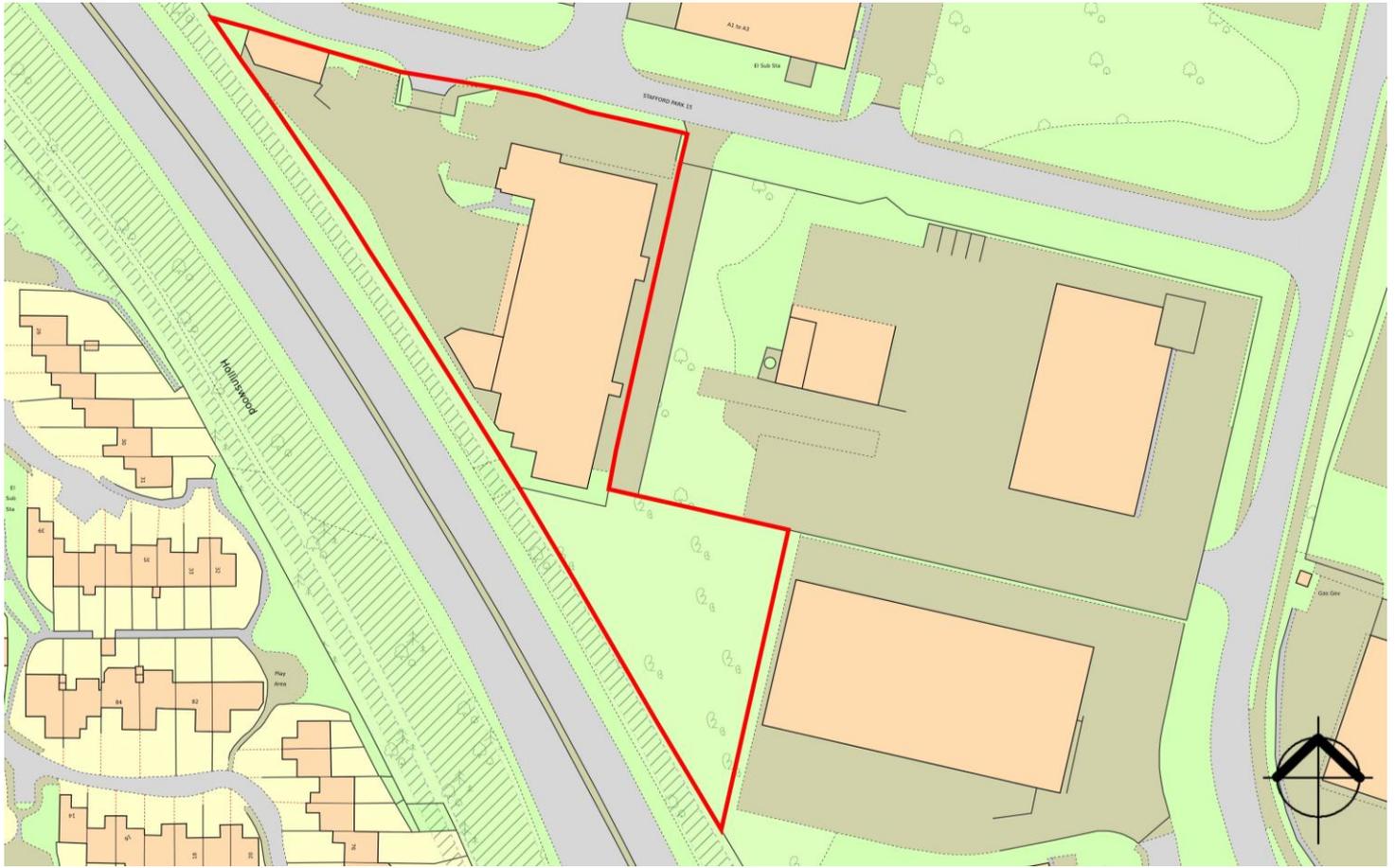
**RARE FREEHOLD OPPORTUNITY  
CURRENTLY FITTED AS A COLD STORE / DISTRIBUTION WAREHOUSE  
POPULAR INDUSTRIAL LOCATION  
TOTAL SITE AREA OF 1.97 ACRES  
REFURBISHED IN 2024**

**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 distribution warehouse 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 or 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 includes:

- 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
<b>Total</b>	<b>2,368.9</b>	<b>25,499</b>

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.

## SITE

The subject premises have a site area in the region of 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

NB: The Rateable Value is due to increase to £139,000 RV from 1 April 2026

## ENERGY PERFORMANCE CERTIFICATE

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

## PLANNING

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](mailto:giles.davis@geohallam.co.uk)  
Direct Tel: 07702 516 860

or;

### Burley Browne

Contact: Ben Nicholson  
Email: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)  
Direct Tel: 07889 407 650

March 2026

Geo

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Sons

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Chartered Surveyors  
Unit 2, Bowden Drive  
Padge Road, Beeston  
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Fax : 0115 950 3108

Property Particulars

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