



## Corner House, Whitechapel Way, Priorslee Telford, Shropshire, TF2 9PQ

- Detached two-storey office building extending to 7,599 sq ft (706 sq m) overall
- Modern offices with good quality specification to include lift access
- Secure on site car parking for 40 vehicles
- Popular business location, excellent road access to Telford town centre and M54

# Corner House

## Whitechapel Way, Telford

### LOCATION

The property is located in central Telford, a short distance from Telford town centre, and accessed off the Priorslee Roundabout which connects with the A442 and is within easy reach of Junctions 4 and 5 of the M54 motorway.

Whitechapel Way comprises a number of detached headquarter buildings, including the PDSA headquarters and HMRC offices.

### DESCRIPTION

The property comprises a two-storey, purpose built office building, which was constructed in 1989 on a steel frame with an outer brick skin under a pitched tile roof. There is pedestrian access from the front of the building and a roller shutter to the side.

The accommodation is arranged around a ground floor reception, with stairs to the first floor and a centrally located lift, and a second staircase at the rear.

The ground floor offices are divided into a series of meeting rooms and large administrative offices with toilet facilities adjoining the core area. A section of the ground floor, formerly utilised as a print room, is useful for storage or light assembly processes.

The first floor comprises further partitioned offices of various sizes, together with additional toilet facilities and a galley kitchen.

The office specification is completed with suspended ceilings, carpeting, vinyl floor coverings and perimeter electrical trunking.

Outside, the property benefits from 40 on-site car parking spaces.

### ACCOMMODATION

Ground floor offices and print room	3,681 sq ft	342 sq m
First floor offices	3,918 sq ft	364 sq m
<b>Total Area</b>	<b>7,599 sq ft</b>	<b>706 sq m</b>

### SERVICES

We understand that all mains services are available or connected to the property. The offices benefit from gas fired central heating and are part air conditioned. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### PLANNING

We understand the property has planning permission for Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### TENURE

Leasehold: The property is available to let as a whole on an occupational lease on terms to be agreed.

### RENT

The quoting rent is £65,000 per annum exclusive.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £49,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(93).

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: [nicholas@andrew-dixon.co.uk](mailto:nicholas@andrew-dixon.co.uk)

Ref: JND/1228



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