



First Floor Offices, Stafford Park 7 Telford, Shropshire, TF3 3BQ

- Modern, self-contained first floor office accommodation 3,558 sq ft (312 sq m)
- Includes private kitchen and WC facilities on the same floor
- Allocated on-site car parking in adjacent car park
- Established business location close to Telford Town Centre

First Floor Offices

Stafford Park 7, Telford

LOCATION

The property is located on Stafford Park, one of Telford's major industrial estates, which lies approximately 1 mile from Junction 4 of the M54 motorway, linking with Junction 10a of the M6 approximately 20 miles to the east.

The property itself is situated on the fringe of Stafford Park with access off a small estate road, which links to the main Stafford Park road, which in turn links to the Hollinswood Interchange a short distance to the south. The latter provides direct access onto the A442 Queensway and the A5 Telford Way. Telford Town Centre and all its amenities is approximately 0.25 miles to the southwest.

Stafford Park 7 is a cul-de-sac development made up largely of industrial users, with the immediate area more or less fully developed for modern industrial warehouse purposes. To the rear is Stafford Court, a modern office business park. Major nearby occupiers include Hoshizaki and DHL.

DESCRIPTION

The property forms the first floor of a two-storey office block owned by The Lighting Industrial Association Limited (LIA), who currently occupy the ground floor, as well as their main offices being located in the adjacent building.

The subject offices are accessed via a centrally located entrance on the ground floor, leading to a communal lobby area with internal staircase. The first floor accommodation is self-contained and comprises a mixture of open plan and partitioned offices, including a boardroom, completed by a kitchen and ladies and gents WC facilities.

The offices benefit from a suspended ceiling with LED lighting and carpeted floors throughout.

Outside, the first floor offices benefit from allocated car parking within the shared car park adjacent to the building.

ACCOMMODATION

First Floor Office NIA 3,558 sq ft (312 sq m)

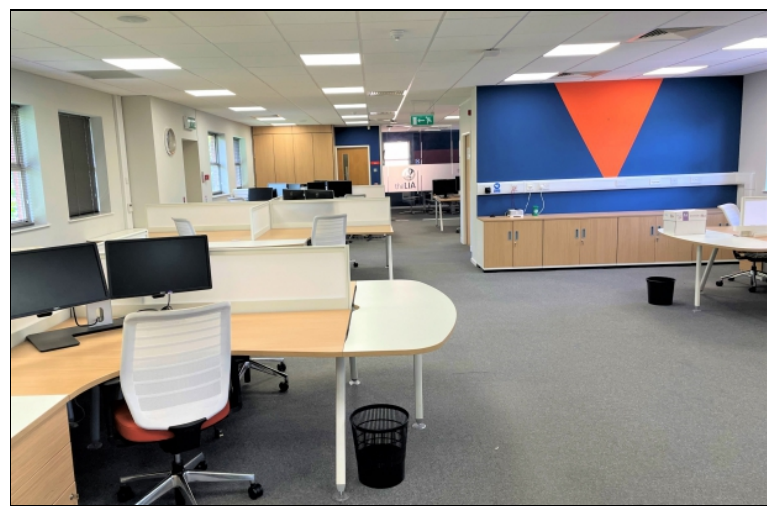
SERVICES

We understand that mains electricity and water are connected to the building. The electricity is from the landlord's supply and will be re-charged on a 50:50 (ie floor by floor) basis by the landlord.

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 first floor offices are available to lease on terms to be agreed.

RENT

The quoting rent is £29,500 per annum exclusive.

SERVICE CHARGE

There is a service charge levied for the upkeep and maintenance of the communal areas of the building. Further details upon request.

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 building is currently assessed for business rates as a whole. The landlord will re-charge the costs to the first floor tenant, again on an 50:50 basis.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and the EPC will be available shortly. Please refer to the agent for further details.

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.

VIEWING

Strictly by prior appointment with the Agent's Telford office:
Contact: Alex Smith MRICS
Direct Line: 01952 521007
Mobile: 07795 275 113
Email: alex@andrew-dixon.co.uk
Ref: AGS/3851



Printcode: 2022921

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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