



Telford Enterprise Centre, Stafford Park 1

Telford, Shropshire, TF3 3BD

- First floor self contained offices extending to approximately 650 sq ft (60 sq m)
- Fibre optic telecommunications link
- Good location, close to the M54 motorway and Telford Town Centre
- On site car parking available

Enterprise Centre

Stafford Park 1, Telford

LOCATION

The property is located on Stafford Park, one of Telford's main industrial estates. It is a short distance away from Telford Central railway station and Telford Town Centre, which is well served by public transport and offers excellent shopping and service facilities. The A442 Queensway, the town's main north to south distributor road, and Junctions 4 and 5 of the M54 motorway are close by and provide good road access to Birmingham and to all parts of the national motorway network.

Enterprise House is located on Stafford Park 1. The area is home to a number of hi-tech businesses, motor dealerships and professional firms including lawyers, accountants and surveyors.

DESCRIPTION

The property comprises self-contained office accommodation, which forms part of a larger commercial property that has been divided to allow separate occupation of the office and warehouse portions of the building.

The offices are situated on the first floor of the building and benefit from part air conditioning and gas central heating. The demise has been extensively partitioned.

Car parking is available on site just outside the building.

ACCOMMODATION

First floor offices	650 sq ft	60.38 sq m
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PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available on a new lease on tenants full repairing and insuring terms. For further details please contact the letting agent.

RENT

Rent upon application.

SERVICE CHARGE

A service charge will be payable by the tenant, to include the costs of water and drainage to the property.



SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties are advised to make their own enquiries in this regard.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT.

Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is £12,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D82.

VAT

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

LEGAL COSTS

The incoming tenant will be required to make a contribution towards the landlord's reasonable 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

Ref: JND/1829



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