



Blount House, Hall Court, Hall Park Way Telford, Shropshire, TF3 4NQ

- Prestigious town centre, high quality office accommodation
- Ground floor office suite extending to 1,270 sq ft (118 sq m)
- Demised on site car parking and overflow car park
- Excellent road access, close to Telford Town Centre

Blount House

Hall Court, Telford

LOCATION

Blount House occupies a prominent corner position in the Hall Court development, one of Telford's most prestigious office locations, off Hall Park Way in central Telford. The development comprises five pavilion style office buildings arranged around a central courtyard, and is close to the Odeon cinema, Telford Magistrates Court and Telford Shopping Centre, all of which are within easy walking distance.

Hall Court benefits from excellent vehicular access, and is a short distance from Junction 5 of the M54 motorway within the town centre ring road. It also has demised on site car parking, overflow car parking and an adjoining public 'pay and display' car park.

DESCRIPTION

Hall Court was developed in 1990 and is built in a traditional pavilion format. It is currently home to a variety of professional organisations including solicitors and chartered surveyors. It benefits from the proximity of, and footfall from, the town centre with a very prominent elevation onto Hall Park Way.

The building itself has been designed and configured to provide ground and first floor offices, accessed through a main entrance with WC facilities on each floor. The ground and first floor areas are essentially self-contained, and the available accommodation is located on the ground floor.

The accommodation currently benefits from partitioning and is fully carpeted throughout, with perimeter trunking and a gas fired central heating system.

Outside, there is demised car parking adjacent to the front elevation of the building, together with an overflow car park on site.

ACCOMMODATION

Ground Floor NIA 1,270 sq ft (118 sq m)

* IPMS 3 - office measurements can be made available upon request.

SERVICES

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



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

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

TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application from the Managing Agent.

SERVICE CHARGE

A service charge is levied by the landlord to cover the costs of the maintenance and upkeep of the common areas of the building and the estate.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

The property forms part of a larger hereditament and will be re-assessed for business rates, but should fall within the exempt category.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B(49).

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

Ref: JND/1298A



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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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