



## Second Floor, Jordan House West, Hall Court Hall Park, Way, Telford, Shropshire, TF3 4NN

- Modern high quality office accommodation of 2,887 sq ft (268 sq m)
- Situated on prestigious office development in town centre location
- Demised and overflow on site car parking and adjoining public car park
- Good road links with excellent access to A442 and M54

# Second Floor

## Jordan House, Telford

### LOCATION

Jordan House forms part of 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 close to the Odeon cinema complex. Telford Magistrates Court, Telford Shopping Centre and Telford Forge retail park are all within easy walking distance.

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

### DESCRIPTION

Hall Court was built in 1990 and is arranged in a traditional pavilion format. It is currently home to a variety of professional firms, including solicitors and chartered surveyors, and benefits from the proximity of and footfall from Telford Town Centre.

The available accommodation consists of a second floor office suite, which enjoys the benefit of partitioning and kitchen facilities. The suite is carpeted throughout with perimeter trunking and gas fired central heating. Communal WC facilities are shared with the other tenants of Jordan House.

Outside, demised car parking is available adjacent to the property and there is a permit controlled overflow car park.

### ACCOMMODATION

2nd Floor Suite, Jordan House West                      2,887 sq ft      (268 sq m)

### PLANNING

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

### 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 should make their own enquiries.



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### TENURE

Leasehold: The property is available on a new lease on terms to be agreed.

### RENT

Rent upon application.

### 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 estate. For further details please contact the letting agent.

### 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 2017 rating list is £19,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(60).

### 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/1298F



Printcode: 2014423

### 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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