



Nationwide House, Stafford Park 7 Telford, Shropshire, TF3 3BQ

- Detached, two storey office building extending to 4,565 sq ft (424 sq m)
- Providing self-contained office space, fully carpeted and air conditioned
- Landscaped site incorporating 30 private car parking spaces
- Established business location close to Telford Town Centre

Nationwide House

Stafford Park 7, Telford

LOCATION

Nationwide House is located close to Telford Town Centre on the fringe of Stafford Park, with access off a small estate road and the M54 motorway a short distance to the north. To the rear is Stafford Court, an office business park, with the remainder of the cul-de-sac made up mostly of industrial property. The offices of the Lighting Industrial Association are located adjacent to the site and the immediate area is more or less fully developed for modern industrial warehouse purposes. Major occupiers nearby include Hoshizaki and DHL.

The estate road links to the main Stafford Park road, which in turn links with the Hollinswood Interchange a short distance to the south, providing direct access onto the A442 Queensway and the A5 Telford Way. Telford Town Centre and its main retailing areas are approximately a quarter of a mile to the southwest, with the main Stafford Park industrial area directly to the east.

DESCRIPTION

The property comprises a detached, bespoke two-storey office building constructed circa 1992 providing office accommodation on ground and first floor levels linked by a central staircase and common area.

The building is of conventional construction based on a steel frame with block-work walls and an outer cavity brick skin beneath an insulated steel profile roof. It is fitted with aluminium double glazed windows units throughout.

Internally, each floor has been divided by full height plasterboard partitioning to provide a series of offices. The offices have been fitted to a quality specification including suspended ceilings, air-conditioning, carpeting and recessed fluorescent lighting. The accommodation also benefits from gas central heating and a small kitchen to each floor, as well as ladies and gent's and disabled WC facilities.

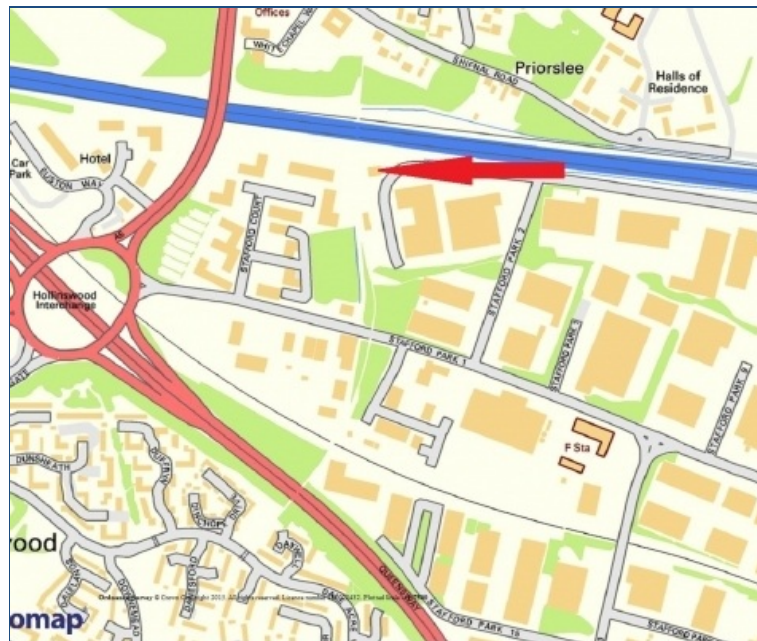
Outside there is a secure tarmac car park to the front and side of the building with space for approximately 30 cars set within a landscaped boundary.

ACCOMMODATION

Total Net Internal Area 4,565 sq ft (424 sq m)

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.



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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 lease on terms to be agreed. Please contact the agent for further details.

RENT

Rent upon application.

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 draft 2017 rating list is £39,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(62).

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: Alex Smith MRICS

Direct Line: 01952 521007

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Email: alex@andrew-dixon.co.uk

Ref: AGS/2069A



Printcode: 2017330

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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