



Office Premises, The Pagoda, Stafford Park 6 Telford, Shropshire, TF3 3AT

- Self-contained first and second floor office suites ranging from 1,921 sq ft to 6,811 sq ft (178.46 sq m to 632.80 sq m)
- Within impressive Pagoda style office building with communal ground floor reception and generous car parking allocation
- Offices currently being refurbished to a high specification
- Accommodation can be taken as a whole or on a floor by floor basis
- Established business location in close proximity to Junction 4 of the M54

The Pagoda

Stafford Park 6, Telford

LOCATION

The property is situated in an established business location on the eastern fringe of Stafford Park in Telford.

Stafford Park is a modern, fully developed industrial estate, which is popular with both manufacturing and distribution concerns. It lies approximately 1.5 miles from Telford Town Centre and Telford Central railway station, having excellent access to the M54 motorway (Junction 4) via the A464. The journey time to the M6 and Toll Road is approximately 25 minutes by car.

DESCRIPTION

The property offers self-contained office space within a unique and distinctive four-storey building, which is currently being refurbished to provide modern office suites with a generous car parking provision. The impressive Pagoda style structure includes original building materials from Taiwan.

The offices, which are being completed to a high specification, are arranged over the first and second floors of the building, with a large communal reception area on the ground floor and additional storage space on the third floor. The upper levels are accessed via both an internal staircase and a passenger lift. Shared WC facilities are provided within the communal areas of the stairwell.

The offices benefit from suspended ceilings incorporating fluorescent lighting and air conditioning units, gas central heating, raised and carpeted floors, and 24 hour on site security.

Outside, the building is set in an attractive landscaped setting with feature pond at the entrance and a substantial car parking allocation to the front and side.

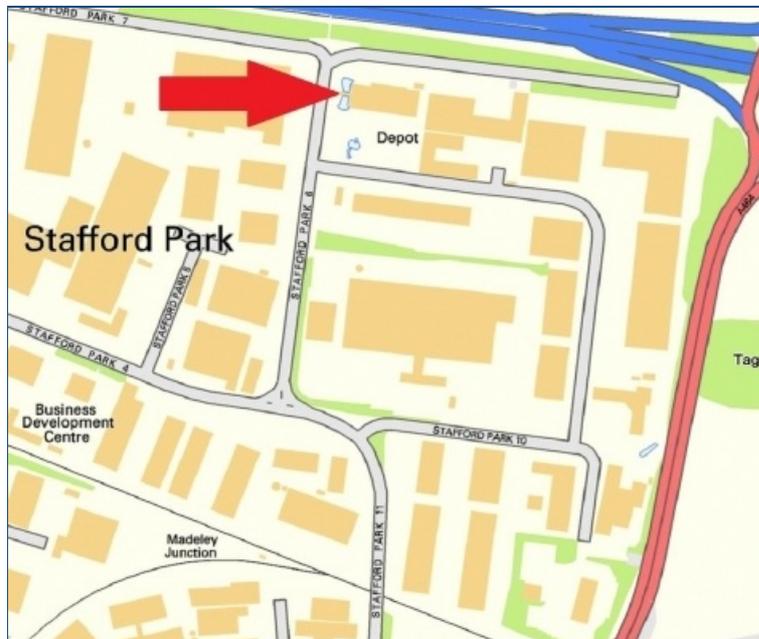
ACCOMMODATION

First Floor Suite A	2,056 sq ft	191.00 sq m
First Floor Suite B	1,938 sq ft	180.06 sq m
Second Floor Suite	1,921 sq ft	178.50 sq m
Third Floor Stores*	896 sq ft	83.24 sq m
Total Area	6,811 sq ft	632.80 sq m

*The third floor stores can be taken in addition to the individual office suites.

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property.



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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 offices are available to let on terms to be agreed. The accommodation can be taken as a whole or on a floor by floor basis. Also the landlord may consider splitting the individual floors as per requirements.

RENT

Rents are based on £8.00 per square foot exclusive.

SERVICE CHARGE

A service charge will be levied by the landlord for the repair and maintenance of the communal areas.

LOCAL AUTHORITY

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

BUSINESS RATES

The offices currently form part of a larger assessment and will need to be re-assessed for business rates purposes. Interested parties should make their own enquiries in this regard.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(76).

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: Nathan Fern

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Printcode: 2018619

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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