

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

TO LET

OFFICE ACCOMMODATION



## Unit 1, Hollinswood Court Stafford Park 1, Telford, Shropshire, TF3 3DE

- Modern, high quality, self-contained office accommodation
- Open plan office suites within popular three-storey development
- First floor suite of 2,200 sq ft (NIA) currently available
- Allocated on-site car parking

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# Unit 1

## Hollinswood Court

### LOCATION

The property is located on the established Hollinswood Court office development on Stafford Park 1, close to the junction with the Hollinswood Interchange on the fringe of Telford Town Centre.

The development is served by a large designated car park and lies a short distance from Telford Central railway station and Telford shopping centre. It enjoys good access to the A442 Queensway, Telford's main north to south distributor road, and to the national motorway network via Junction 5 of the M54 motorway.

### DESCRIPTION

The property forms part of an attractive terraced courtyard of purpose-built office buildings constructed of brick and glass clad walls beneath a pitched slate roof.

Unit 1 comprises a self-contained office block arranged on ground, first and second floors, accessed from a central core with WC facilities on each level and a passenger lift. The modern office suites are fully carpeted and benefit from perimeter and floor box trunking, electric storage heaters and lighting throughout.

The available accommodation is located on the first floor of the building, with the ground and second floors recently let.

Outside, there are 20 car parking spaces allocated to Unit 1 (shared between the occupiers of all three floors).

### ACCOMMODATION

#### UNIT 1

First floor suite	2,200 sq ft
<b>Total Net Internal Area</b>	<b>2,200 sq ft</b>

### SERVICES

We understand 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.

### PLANNING

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



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### TENURE

Leasehold: The offices are available to let on terms to be agreed.

### RENT

Rents upon application - please contact agent for further details.

### SERVICE CHARGE

There is a service charge payable in respect of the cleaning and upkeep of the structures, the common areas of the buildings and the estate. Details can be provided upon request.

### 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 first floor suite in the 2017 rating list is £18,500.

### ENERGY PERFORMANCE CERTIFICATE

To be advised.

### 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/1869



Printcode: 201434

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