

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

MODERN OFFICE ACCOMMODATION



Jordan House, Hall Court, Hall Park Way Telford, Shropshire, TF3 4NN

- High quality, self-contained office suites on prestigious office development
- Two suites available of 1,300 sq ft (120.8 sq m) and 2,925 sq ft (271.70 sq m)
- Demised on site car parking and permit-controlled overflow car park
- Town centre location with good access to the A442 and M54 motorway

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Jordan House

Hall Court, Telford

LOCATION

Jordan House forms part of the Hall Court development, one of Telford's most prestigious office locations, which lies 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. 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 the footfall from Telford town centre.

The accommodation is arranged over three floors, and all areas benefit from partitioning and kitchen facilities and are carpeted throughout, with perimeter trunking and gas fired central heating.

Communal WC facilities are shared with the other tenants of Jordan House.

Demised car parking is available adjacent to the property and there is a permit-controlled overflow car park.

ACCOMMODATION

First Floor, Jordan House East	2,925 sq ft	271.70 sq m
Second Floor, Jordan House East	1,300 sq ft	120.80 sq m
Total Area Available	4,225 sq ft	392.50 sq m

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties are advised to make their own enquiries in this regard.

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).



Misrepresentation Act 1967: Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



TENURE

Leasehold: The property is available to lease as a whole, or as individual suites on a new lease on terms to be agreed.

RENT

Rents upon application - please contact the agent for further details.

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. Further details available upon request.

LOCAL AUTHORITY

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

BUSINESS RATES (2010 ASSESSMENT)

First Floor Jordan House East - RV £25,000
Second Floor, Jordan House East - RV £13,500

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded 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.

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/1298



Printcode: 201569

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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