



Suites at Stratum House, Stafford Park 10 Telford, Shropshire, TF3 3AB

- Serviced office accommodation within modern two storey office building
- Available suites from 286 sq ft to 420 sq ft (26.57 sq m to 39.02 sq m)
- All inclusive rents and generous private car parking allocation
- Located close to Telford Shopping Centre and Telford Central railway station

Stratum House

Stafford Park 10, Telford

LOCATION

Stafford Park is one of Telford's major business locations. It lies just off the A442 Eastern Primary distributor road, which gives convenient access to Junction 5 of the M54 motorway approximately one mile away, which in turn links with the national motorway network. Telford Shopping Centre, only half a mile distant, is well served by public transport and offers excellent shopping and service facilities. Telford Central railway station is also located adjacent to Stafford Park.

The property forms part of Stratum House, which is situated on Stafford Park 10, and owned and part occupied by APT Solutions Limited. The area is also home to a number of motor dealerships, high-tech businesses and professional firms, including lawyers, accountants and surveyors.

DESCRIPTION

The property comprises serviced office accommodation within a modern two-storey office building operated by APT Solutions Limited. It benefits from extensive on site car parking and secure perimeter fencing.

The accommodation is arranged over ground and first floor levels and incorporates a permanently manned reception area on the ground floor. There is also a meeting room facility for use by all occupiers and available on a pre-booked basis. Each floor has communal kitchen and WC facilities for use by all occupiers.

The suites, which are available for immediate business use, are carpeted, heated and furnished, with double glazed units and air conditioning throughout. Unfurnished suites can be offered if required. Internet connections are also provided.

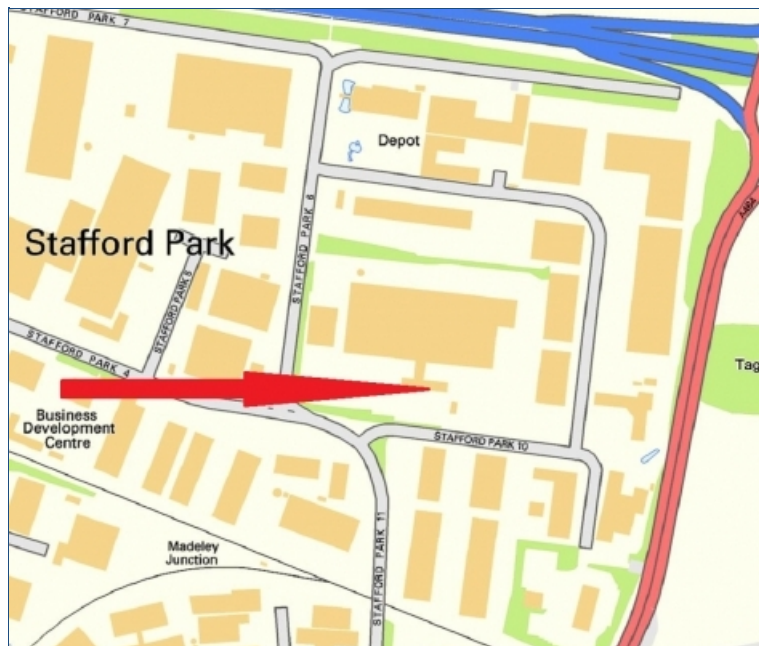
ACCOMMODATION

The following suites are currently available:

Suite 1	286 sq ft	26.57 sq m
Suite 6	420 sq ft	39.02 sq m

PLANNING

We understand 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.



ENERGY PERFORMANCE CERTIFICATE

Stratum House has an Energy Rating of D(99).

TENANT'S FACILITIES

Standard Services (cost included):

- Communal reception with visitor welcome
- Telephone answering service (if required)
- Internet connection with 2GB downloads per month
- Use of shared meeting room (pre-bookings only)
- Furnishings to include telephone, desk, chairs, filing cabinet and waste paper bin

Additional Services (at extra cost):

- Use of photocopier and fax machine
- Supply of beverages and biscuits in meeting room

TENURE & RENT

Leasehold: The offices are available to lease on all inclusive rents (excluding outgoing telephone calls). Please contact the agent for further details.

SERVICE CHARGE & BUSINESS RATES

All rents are inclusive of service charge and business rates (apportioned).

LOCAL AUTHORITY

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3170



Printcode: 20151014

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.

ANDREW DIXON
& COMPANY

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