

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

SELF-CONTAINED OFFICE SUITES



Office Suites at Pemberton House

Stafford Park 1, Telford, Shropshire, TF3 3BD

- Self-contained, refurbished office accommodation within modern building
- One ground floor suite available of 2,590 sq ft and first floor suites ranging from 664 sq ft to 1,897 sq ft
- Generous on site car parking provision for tenants
- Located close to Telford Shopping Centre and Telford Central railway station
- Competitive rents and incentives available

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Pemberton House

Stafford Park 1, Telford

LOCATION

Stafford Park is one of Telford's major business locations. It lies just off the A442 Eastern Primary distribution 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.

Pemberton House enjoys an elevated position on the edge of Stafford Court on Stafford Park 1. The area is home to a number of motor dealerships, high tech businesses and professional firms, including lawyers, accountants and surveyors. Nearby office occupiers include Virgin Balloon Flights.

DESCRIPTION

Pemberton House is a modern two-storey office building providing a number of individual offices, which have recently been refurbished. Access is via a communal ground floor entrance lobby with shared WC facilities on both floors.

The available office suites, which are self-contained, are located at both ground and first floor levels. The accommodation has been refurbished and/or redecorated throughout, with offices typically having suspended ceilings, fluorescent strip lighting, carpeted floors, under floor trunking and electric storage heaters.

The ground floor suites have been refurbished to a particularly high standard and include recessed lighting units, ceiling mounted heating/cooling systems and perimeter trunking.

ACCOMMODATION

Demise	Size sq ft	Annual Rent	Rateable Val (2017)
Ground Floor:			
Suites 5 & 6	2,590	£18,000.00	£21,000
First Floor:			
Suite 7	1,087	£6,794.00	£8,700
Suite 9a (open plan)	1,296	£8,100.00	£10,750
Suite 9b (rear facing)	699	£4,369.00	£5,800
Suite 9c (front facing)	664	£4,150.00	£5,500
Suite 10	1,897	£11,856.00	£15,750



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CAR PARKING

Allocated on site car parking is provided to tenants at a generous ratio.

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 & RENT

Leasehold: The offices are available to let on new tenant's full repairing and insuring leases. Suites can be taken individually or combined in accordance with specific requirements. Rents from £4,150 per annum as per 'Accommodation'.

SERVICES (NOT TESTED)

We understand that mains water, electricity and drainage are available or connected to the property. Interested parties should make their own enquiries.

SERVICE CHARGE

In-going tenants will be liable to pay a share of the service charge incurred in the maintenance of internal and external common areas. Details available upon request.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC's have been carried out on the whole building and the office suites all have a rating of E. For specific ratings please contact the agent.

VAT

All figures quoted are exclusive of VAT (which may be payable).

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with Andrew Dixon & Company's Telford office:

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006 Mobile: 07957 828 563

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Ref: JND/3193



Printcode: 20151015

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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