

# WILKINSON HOUSE

STAFFORD PARK, TELFORD,  
SHROPSHIRE, TF3 3BD.



# TO LET

**FULLY REFURBISHED  
OFFICE BUILDING**

**Approx. 13,641 (1,267 sqm) - May sub-divide**

**With 55 Car Parking Spaces**

## Location

Wilkinson House is conveniently situated in a highly visible position on the junction between Stafford Park 1 and Stafford Court. Stafford Park 1 is just off the A442 Eastern Primary road, giving access to Telford Town Centre and to the M54 Motorway at Junction 5.

The building is close to Telford Town Centre and the Railway Station and is well served by public transport links. Other occupiers in the area include main car dealerships and non food retailers, several high-tech businesses, and professional firms, including solicitors, accountants and surveyors.

## Description

Wilkinson House provides extensive, contemporary office accommodation over two floors containing open plan office suites fitted out to very high standard providing suspended ceilings with inset lighting. Combined heating/comfort cooling, fitted carpeting throughout and fitted blinds. The building also provides separate kitchen and WC facilities on each floor, together with a lift in the entrance hallway making Wilkinson House suitable for a variety of office purposes.

Occupying a highly desirable location, Wilkinson House enjoys an open outlook to the front of the premises with parking for 55 vehicles to the front and rear.

## Accommodation

	Sqft	Sqm
Ground Floor	6,880	639.20
First Floor	6,761	628.09
<b>Total</b>	<b>13,641</b>	<b>1,267.29</b>

## Tenure

The property is available To Let either as a whole or may be available for sub division on a new lease (s) on terms to be agreed on a Tenant's full repairing and insuring basis subject to upward only rent reviews at five yearly intervals.

## Rent

Based on **£10.00** per sqft per annum exclusive, payable quarterly in advance.

## Internet

The offices benefit from super-fast broadband connection – 100 MB leased line.

## Energy Performance Rating C (53)

## Services (Not Checked or Tested)

We understand that all mains services are connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Business Rates

We are verbally advised by the Local Authority that the property is assessed for business rates purpose as follows:

Rateable Value (2017): £80,500

Rates Payable: (2016/2017): £40,008.50

Rates Payable: (2017/2018): £38,559.00

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

## Planning

We understand that the premises have consent for Class B1 (Offices) within Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## Local Authority

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

## Legal Costs

Both parties are to be responsible for their own legal costs incurred in connection with the letting.

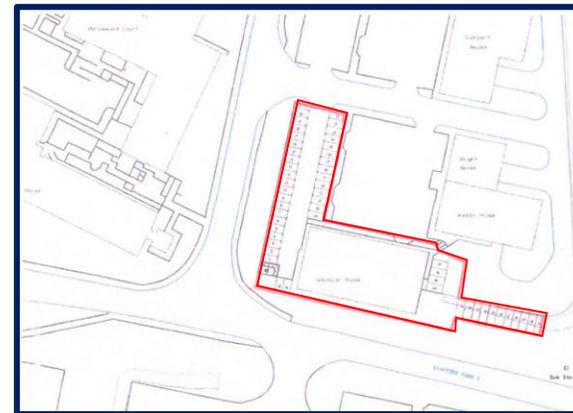
## VAT

All costs/prices are exclusive of but subject to VAT in addition.

## Viewing

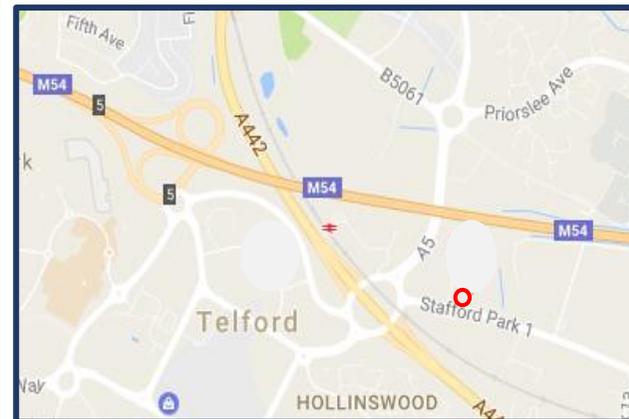
Strictly by prior appointment with the Joint Letting Agents Towler Shaw Roberts LLP, Unit 8 Hollinswood Court, Stafford Park 1, Telford, Shropshire, TF3 3BD. Tel: 01952 210222 or Andrew Dixon & Company, Grosvenor House, Central Park, Telford, Shropshire, TF2 9TW Tel: 01952 521000.

March 2017



For Reference purpose only

Scale: Not to Scale



Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings 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/tenants should satisfy themselves as to the fitness of such items for their requirements."