# ANDREW DIXON & COMPANY

## TO LET

Chartered Surveyors & Commercial Property Consultants

## **OFFICE ACCOMMODATION**



## **Brooklands House, Stafford Park 18**

## Telford, Shropshire, TF3 3BN

- Modern self-contained, two-storey office block extending to 4,374 sq ft (406 sq m)
- Offices benefit from carpeted floors, perimeter trunking and air conditioning
- The building forms part of a larger industrial complex
- Currently allocated 12 car parking spaces within private car park to the front

## **Brooklands House** Stafford Park 18, Telford

The property is located on Stafford Park 18, one of Telford's major industrial areas, which lies approximately one mile from Junction 4 of the M54 motorway linking with Junction 10a of the M6 motorway approximately twenty miles to the east. Telford Town Centre, which is currently undergoing substantial investment as part of the Southwater Programme, is close by together with Telford Central railway station and the town's main bus station.

Stafford Park 18 is a cul-de-sac estate road in an almost fully developed part of Stafford Park. The property itself occupies a prominent roadside position. Nearby occupiers include Dekura and QI Van Systems

### **DESCRIPTION**

The property comprises a self-contained two-storey office block, which was built PLANNING as part of a larger site in 1980, being of traditional brick construction beneath a flat

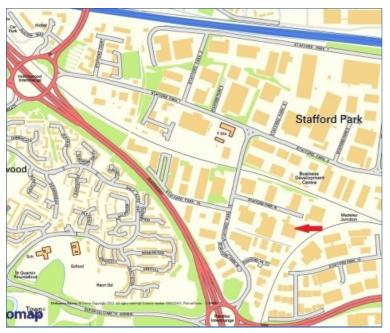
The accommodation is arranged over two floors comprising an entrance lobby and reception area on the ground floor, which leads to an open plan area, board room and separate offices. The first floor provides an open plan office with fitted kitchen and adjoining WC facilities. The offices are fully carpeted throughout and benefit from fluorescent lighting, gas fired central heating, air conditioning and perimeter trunking.

Outside, there is a tarmacadam car park to the front of the building with space for 12 cars. Additional car parking on the larger site may be available by separate

### **ACCOMMODATION**

Ground Floor:		
Reception lobby	420 sq ft	39 sq m
Open plan area and offices	1,835 sq ft	180 sq m
First Floor:		
Open plan office	1,935 sq ft	180 sq m
Kitchen	84 sq ft	8 sq m
WC facilities		
Total Area	4,374 sq ft	406 sq m

\*IPMS 3 - office measurements available by request





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

Leasehold: The property is available to lease on terms to be agreed. Please contact the agent for further details.

### **RENT**

Rent upon application.

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## **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 property in the draft 2017 rating list is £28,750.

## **ENERGY PERFORMANCE CERTIFICATE**

The ground floor offices have an Energy Rating of D(77) and the first floor offices have an Energy Rating of (C)73.

All figures quoted are exclusive of VAT, which may be payable at the prevailing

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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/2622B



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.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

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Grosvenor House, Central Park, Telford,