

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

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

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Brooklands House

Stafford Park 18, Telford

LOCATION

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 as part of a larger site in 1980, being of traditional brick construction beneath a flat roof.

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 negotiation.

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



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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

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.

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/2622B



Printcode: 201743

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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