

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

OFFICE PREMISES



Office Premises at 1 Station Hill Oakengates, Telford, Shropshire, TF2 9AA

- Terraced, two-storey office premises with basement store
- Net internal area of approximately 721 sq ft (67 sq m) plus WC facilities
- Prominent location on the edge of Oakengates town centre
- Suitable for a variety of office based uses

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1 Station Hill

Oakengates, Telford

LOCATION

Oakengates is a busy district centre within the New Town of Telford, positioned centrally in the town and within half a mile of the A442 Queensway, Telford's main north/south distributor road. Oakengates lies approximately one and a half miles north of Telford Town Centre with good access to the West Midlands conurbation via Junctions 5 and 6 of the M54 motorway.

The property itself is located at the base of Station Hill opposite the local Police Station, on the edge of Oakengates town centre. Station Hill is predominantly a residential area.

DESCRIPTION

The property comprises an end of terrace, two-storey office premises, which was most recently utilised by an accountancy practice.

The building dates from circa 1901, being of solid brick construction beneath a pitched interlocking tile roof. It is accessed via the front elevation, as well as a pedestrian door to the rear.

Internally, the accommodation consists of two offices on the ground floor, together with kitchen and WC facilities. There is also access to a basement store. The first floor is divided to provide four offices and a further WC.

The offices benefit from carpeted floors, fluorescent strip lighting and wall mounted radiators, heated by a gas fired combination boiler.

ACCOMMODATION

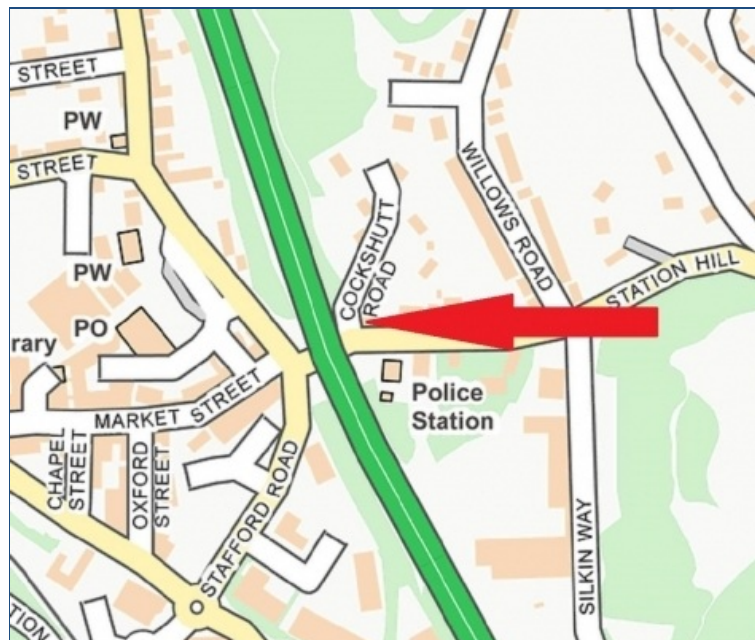
Net internal area	721 sq ft	67.0 sq m
Gross internal area	1,055 sq ft	98.1 sq m

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.

PLANNING

We understand the property has planning permission for uses within Class A2 (Financial & Professional Services) and B1 (Business/Offices) of the Town & Country Planning Act 1987 (Use Class Order 2005).



TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed. Please contact the letting agent for further details.

RENT

The quoting rent is £7,000 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £4,400.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(100).

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 in connection with this matter.

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/3428



Printcode: 2018425

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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