



First Floor Offices at Denwells

Unit 8/9, Stafford Park 12, Telford, TF3 3BJ

- Self-contained first floor offices extending to 2,740 sq ft (254.60 sq m)
- Within modern industrial building with views over the front car park
- Generous car parking provision on site
- Within easy reach of the A442, M54 and Telford Town Centre

Denwells Offices

Stafford Park 12

LOCATION

The property is situated on Stafford Park industrial estate in Telford, one of the town's most popular commercial/industrial locations, being in close proximity to Telford Town Centre.

Stafford Park 12 adjoins the A464 dual carriageway, giving immediate access to Junction 4 of the M54 motorway less than half a mile to the east. Access to the A442 Queensway, Telford's main north/south distributor road is also available nearby.

The county town of Shrewsbury is approximately 15 miles to the west and Birmingham and Wolverhampton are 35 miles and 15 miles to the southeast respectively.

DESCRIPTION

The property comprises modern, self-contained offices situated at first floor level within a larger industrial building. The offices are accessed via an independent entrance and reception area on the ground floor of the building.

The accommodation is currently arranged to provide a number of partitioned offices, together with a meeting room, reception, stores/server room, kitchenette and ladies and gent's WC facilities.

The offices benefit from fluorescent lighting, gas central heating, air conditioning and communication points throughout. They provide a light and airy environment, having a number of windows overlooking the car park and landscaped areas outside.

There is generous shared car parking available to the front of the building.

ACCOMMODATION

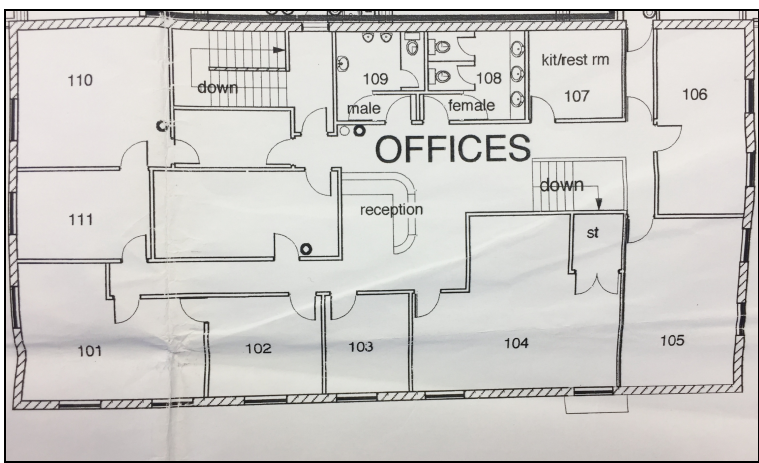
First floor offices	2,740 sq ft	254.60 sq m
---------------------	-------------	-------------

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.



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.



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 let based on a new sublease on the similar terms to the head lease. Please contact the agent for further details.

RENT

Rent upon application, but inclusive of business rates.

LOCAL AUTHORITY

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

BUSINESS RATES

The rent payable is inclusive of business rates.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(89).

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: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/3483



Printcode: 20181031

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk