



3 Hawksworth Road, Central Park Hollinswood Road, Telford, Shropshire, TF2 9TU

- Modern self-contained, high quality office accommodation
- Extending to approximately 7,851 sq ft (802 sq m) over two floors
- The building includes a passenger lift and secure entry system
- Established business location with 41 demised car parking spaces
- The offices are part air-conditioned and incorporate quality part glazed partitioning to some areas, together with kitchen/break-out rooms

3 Hawksworth Road

Central Park, Telford

LOCATION

3 Hawksworth Road is located on Central Park, a popular and established business location in central Telford and comprising approximately 250,000 square feet of office accommodation on a site area of circa 20 acres.

Central Park is accessed from the B5061 Holyhead Road and lies close to the Greyhound roundabout and the A442 Queensway - Telford's main north/south distributor road. Telford Town Centre and Junction 5 of the M54 motorway are approximately two miles to the south.

DESCRIPTION

The property comprises a modern self-contained, two-storey office building with brick elevations beneath a pitched tiled roof. The offices are accessed through a ground floor reception area into a core, to include WC facilities on each floor, a passenger lift and a stairwell.

Each floor has been partitioned to create a large open plan area with cellular offices and stores, including high quality part glazed partitioning to some areas. There are kitchens facilities on both floors and internal steel security shutters to all windows and doors. The building is also part air-conditioned and benefits from a secure entry system with magnetic door locks.

Outside, there are approximately 41 on site car parking spaces available to the building.

ACCOMMODATION

Ground floor	3,865 sq ft
First Floor	3,986 sq ft
Net Internal Area	7,851 sq ft

*IPMS 3 - office measurements available by request

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 B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).



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TENURE

Leasehold: The property is available to rent as a whole or on a floor by floor basis, based on a new FRI lease on terms to be agreed.

RENT

Rent upon application from the letting agent.

SERVICE CHARGE

An estate service charge is levied by the freeholder of the estate in respect of the upkeep and maintenance of the common areas, landscaping and security.

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 2017 rating list is £65,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(72).

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

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Ref: JND/HR3(2)



Printcode: 2017518

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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