

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

SELF-CONTAINED OFFICE SUITES



Cornerstone House, Stafford Park 13 Telford, Shropshire, TF3 3AZ

- Quality refurbished office accommodation within modern development
- Two self-contained suites available of 1,585 sq ft and 1,860 sq ft
- Attractive business park environment close to Telford Town Centre
- Allocated on site car parking

Tel: 01952 521000
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

Cornerstone House

Stafford Park 13, Telford

LOCATION

Telford is a large new town in the borough of Telford & Wrekin, located approximately thirteen miles east of Shrewsbury and thirty miles west of Birmingham. The borough has an estimated population of 170,300 (2010 census) with Telford being the largest town in Shropshire and one of the fastest growing towns in the UK.

Cornerstone House is superbly located adjacent to the Randley Interchange, a short distance from the A442 Queensway and Junction 4 of the M54 motorway. Telford Town Centre, which is currently undergoing substantial investment as part of the Southwater Programme, lies approximately half a mile to the west.

DESCRIPTION

Cornerstone house is modern office development, designed and constructed to a high specification to provide up to 15,000 square feet of flexible, high quality, self-contained office accommodation over three floors with on-site car parking.

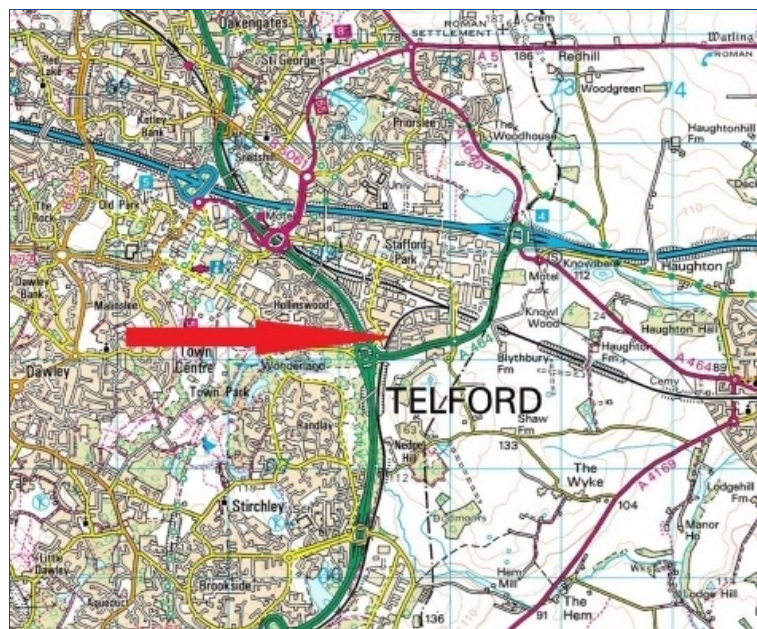
The building incorporates shared WC facilities on each floor and as well as the main staircase there is an 8-passenger lift. It benefits from double glazing throughout, ventilation system, skirting and floor trunking of power, telephone and data, and electric storage heating.

The offices have recently been refurbished and a typical suite provides open plan and/or partitioned office space, which is fully carpeted and fitted with window blinds. For current availability please see Accommodation.

Outside, Cornerstone House is set in attractive landscaped grounds with a good car parking allocation.

ACCOMMODATION (CURRENT AVAILABILITY)

Demise	Size	RV (2017)
Suite 2a (ground floor)	1,860 sq ft	£16,000
Suite 5 (first floor)	1,585 sq ft	£13,250



Misrepresentation Act 1967: Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the building. 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).

TENURE

Leasehold: Each suite is available to let on a new lease for a minimum duration of 3 years on terms to be negotiated - please contact the agent for further details.

RENT

Rents based upon £8.50 per square foot per annum.

SERVICE CHARGE

A small annual service charge is levied by the landlord for the maintenance of the common areas of the building and the estate.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT. Tel: 01952 380000.

BUSINESS RATES

Please refer to the 'Accommodation' Schedule for individual rateable values as per the 2017 rating list.

ENERGY PERFORMANCE CERTIFICATE

Please contact the letting agent for details of individual suites.

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: Nicholas Dixon MRICS

Direct Line: 01952 521006 Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk Ref: JND/0426



Printcode: 201488

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