



Suites 9C and 10 Pemberton House Stafford Park 1, Telford, Shropshire, TF3 3BD

- Two self-contained first floor office suites of 644 sq ft and 1,897 sq ft
- Allocated on-site car parking
- Close to Telford Town Centre and Telford Central railway station
- Incentives available

Suite 9C and 10

Pemberton House, SP1

LOCATION

Stafford Park is one of Telford's major business locations. It lies just off the A442 Eastern Primary distribution road, which gives convenient access to Junction 5 of the M54 motorway approximately one mile away, which in turn links with the national motorway network. Telford Shopping Centre, only half a mile distant, is well served by public transport and offers excellent shopping and service facilities. Telford Central railway station is also located adjacent to Stafford Park.

The property itself forms part of Pemberton House. The building enjoys an elevated position on the edge of Stafford Court on Stafford Park 1. Nearby office occupiers include Virgin Balloon Flights and Royal Bank of Scotland. The area is also home to high-tech businesses, professional firms including lawyers, accountants and surveyors, and a number of motor dealerships.

DESCRIPTION

Pemberton House is a modern, two-storey office building providing a number of individual office suites, which have recently been refurbished. Access is via a communal ground floor entrance lobby with shared WC facilities on both floors.

Both available suites are located on the first floor of the building and offer self-contained office space with the benefit of carpeted floors, suspended ceilings with strip lighting and under floor trunking.

Suite 9C is open plan.

ACCOMMODATION

Suite 9C	644 sq ft	60 sq m
Suite 10	1,897 sq ft	176 sq m

CAR PARKING

Outside, allocated on site car parking is provided at a generous ratio.

SERVICES

We understand that mains water, electricity and drainage are available and/or connected to the suites. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand that the property has planning permission for uses within Class B1 Business of the Town & Country Planning Act 1987 (Use Class Order 2005).



Consumer Protection From Unfair Trading Regulations 2008: 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.



TENURE

Leasehold: The suites are available to let based on new tenant's full repairing and insuring leases on terms to be agreed.

RENT

Rents upon application.

SERVICE CHARGE

The in-going tenants will be responsible for a share of the service charge levied by the landlord for the maintenance of the internal and external common areas. Full details upon request from the agent.

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:

Suite 9C - £ 5,500
Suite 10 - £15,750

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of:

Suite 9C - to be confirmed
Suite 10 - E(107).

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/3582J



Printcode: 202035

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