



## Floors 2 & 3, Kendal Court, Ironmasters Way Telford Town Centre, Shropshire, TF3 4DT

- Prime office space within modern five-storey detached building
- Ground and first floors of the building already fully occupied
- Refurbished suites available from 4,000 to 16,000 sq ft (371.6 to 1,486.4 sq m)
- Attractive landscaped site with allocated private car parking
- Located on edge of Telford Town Centre close to J5 of M54 motorway

# Floors 2 & 3

## Kendal Court, Telford

### LOCATION

The property is situated in the new town of Telford in the borough of Telford & Wrekin. Telford is located approximately 13 miles east of Shrewsbury and 30 miles west of Birmingham. It is the largest town in Shropshire and one of the fastest growing towns in the UK. Telford town centre has recently undergone substantial investment as part of the Southwater development programme.

Kendal Court lies on the edge of the town centre in close proximity to Junction 5 of the M54 motorway. It enjoys a prominent position on Ironmasters Way, adjacent to Rampart Way, at the entrance to Telford Business Park.

Telford Central railway station and Telford Shopping Centre are both a short walk away from the property with pedestrian bridges providing direct access.

### DESCRIPTION

The property forms part of Kendal Court, a detached five-storey office development set in landscaped grounds of approximately 1.3 acres including private car parking.

The building was constructed in the 1980's and is arranged in a V-shape, offering two wings of office accommodation with ground floor reception area and central core, which houses a metal staircase and two 10-person passenger lifts. There are shared WC facilities on each floor. The ground and first floors of the building are fully occupied.

The subject property is located on the second and third floors of the building and will be refurbished to provide individual office suites of between 4,000 and 16,000 square feet. The accommodation will have the benefit of suspended ceilings incorporating integral LED lighting and 3-Compartment under floor trunking.

Outside, the office suites benefit from allocated car parking on site.

### ACCOMMODATION

Second Floor	8,000 sq ft	(743.2 sq m)
Third Floor	8,000 sq ft	(743.2 sq m)
<b>Total</b>	<b>16,000 sq ft</b>	<b>(1,486.4 sq m)</b>

\*NB Each floor can be split to provide two self-contained suites of 4,000 sq ft (371.6 sq m) each

### SERVICES

We understand that all mains services are available or connected to the building. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### 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 full repairing and insuring lease on terms to be agreed. Suites can be taken individually or combined.

### RENT

Rents upon application.

### SERVICE CHARGE

A service charge will be levied by the landlord for the maintenance and repair of the communal areas. Further details available 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, at present the building is assessed as a whole and will need to be re-assessed on an individual suite basis.

### ENERGY PERFORMANCE CERTIFICATE

The whole building has an energy rating of D(91).

### 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: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

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Printcode: 20201124

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