



## Suite 3, Maple House Business Centre Queensway Business Park, Telford, TF1 7UL

- Self-contained first floor office suite extending to 1,720 sq ft (159.79 sq m)
- Shared kitchen and WC facilities, passenger lift access
- Demised car parking on site for 10 vehicles
- Prominent roadside position fronting onto the A442

# Suite 3, Maple House

## Queensway, Telford

### LOCATION

The property is situated within Maple House Business Centre on Queensway Business Park in Telford. Queensway Business Park is a modern commercial development, which was carried out by St Modwen Plc in circa 2009. It is conveniently located with direct access onto the A442 and lies on the northern fringe of Telford close to Hortonwood industrial estate. Telford Town Centre and Junction 5 of the M54 motorway are approximately 4 miles to the south.

The property itself occupies a prominent position fronting onto the A442. Nearby occupiers include Epson, Makita UK and Screwfix.

### DESCRIPTION

The property comprises a self-contained first floor office suite, which is located within a modern two-story commercial building known as Maple House, complete with on site car parking.

Maple House is a multi-occupied office building with a communal entrance and reception area on the ground floor, together with shared kitchen facilities. There are also shared WC facilities on the first floor and a central communal staircase and passenger lift.

The available office suite is located on the first floor and offers a large open plan suite with a suspended ceiling, carpeted floor and air conditioning throughout.

Externally, the suite benefits from 10 demised car parking spaces within the private car park to the front of the building.

### ACCOMMODATION

Suite 3 Floor Area	1,720 sq ft	(159.79 sq m)
Car Parking	10 parking spaces	

### SERVICES

We understand that mains electricity and water are 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 E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. (NB formerly B1 use under Use Class Order 2005).



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### TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

### RENT

The asking rent is based on £8.00 per square foot per annum exclusive.

### SERVICE CHARGE

We understand a service charge is levied in addition to the rent for the repair and maintenance of the common areas. The current annual budget is based on £3.00 per square foot.

### 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:

Office Suite £13,250  
Car Parking Spaces £ 2,500

### 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.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3687



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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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