



Edison House, Hadley Park East Telford, Shropshire, TF1 6QJ

- Modern two-storey office building in popular business location
- Extending to 5,709 sq ft (530 sq m) on a site of 0.572 ac (0.23 ha)
- On site car parking for 25 vehicles
- Excellent road access to A442 and M54 motorway

Edison House

Hadley Park East

LOCATION

The property is located on Hadley Park East, an attractive and popular development in north Telford, accessed via the A442. Other occupiers on the business park include Earlyworld Nursery, Hadley Park House Hotel, TTC, Chadstone Accountancy & Tax, and Enreach. The site also benefits from a recent retail development including a Sainsbury's On The Go convenience store with associated petrol filling station, Greggs and a Starbucks drive-through.

There is easy access to all parts of Telford via the A442 and Junctions 6 and 7 of the M54 motorway are within 5 miles of the subject property.

DESCRIPTION

The property comprises a modern, self-contained, two-storey office building of steel frame construction with blockwork walls and an outer brick skin. There is a pedestrian access to the front of the building.

The ground floor accommodation comprises a reception area and an open plan office with kitchen and WC. There are internal security shutters to the windows and the ground floor is lit with LED lighting.

The first floor accommodation is accessed via a stairway and a passenger lift and comprises a series of partitioned offices and meeting rooms, kitchenette, and WC and shower facilities.

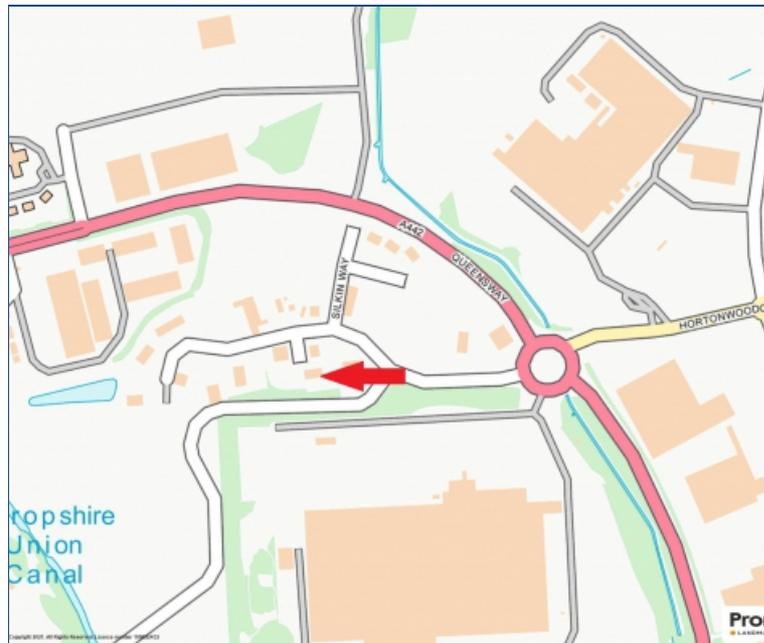
Stairs rise to an attic space, which has been fitted out to an office specification and is currently utilised for document storage.

The specification of the office accommodation includes fire and security alarm systems, suspended ceilings incorporating lighting units, an air handling system, wall and perimeter cabling, carpeted floors and a gas central heating system.

Outside, there is car parking for 25 vehicles, including marked disabled parking, a bicycle store and a recycling area. There is also a vehicular access to the rear roller shutter.

ACCOMMODATION

Ground floor office including reception area	2,832 sq ft	263 sq m
First floor offices	2,557 sq ft	237 sq m
Second floor storage (attic)	320 sq ft	30 sq m
Total Area	5,709 sq ft	530 sq m
Site Area	0.572 ac	0.23 ha



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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 Class B1 and Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

TENURE

Leasehold: The property is available to let based on a new occupational lease on terms to be agreed.

RENT

Rent upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £32,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(51).

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

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Ref: JND/2629



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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