



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

- Prestigious two-storey office building extending to 9,991 sq ft (928 sq m)
- Built to a high specification and currently been refurbished internally
- Substantial secure on-site car park with electronically operated entrance barrier
- Available as a whole or potentially on a floor by floor basis

Communications House

Hadley Park, Telford

LOCATION

The property is located on the popular Hadley Park East office estate, which lies adjacent to Hortonwood industrial estate and the A442. The latter provides a dual carriageway link between north and south Telford and gives easy access to Telford Town Centre and Junction 5 of the M54 motorway approximately 4 miles to the north. Telford has a central UK location, with Wolverhampton and Birmingham being approximately 16 and 35 miles respectively to the southeast.

Hadley Park East is an established premier business location in Telford with recent developments to include the Access 442 modern business units, a petrol filling station and convenience store, Costa Coffee, Burger King drive-thru, and the Fallow Field public house and hotel.

The property itself sits on a well landscaped site opposite Hadley Park House Hotel and Earlyworld Nursery. Nearby commercial occupiers include Screwfix, UK Storage Telford, Howdens.

DESCRIPTION

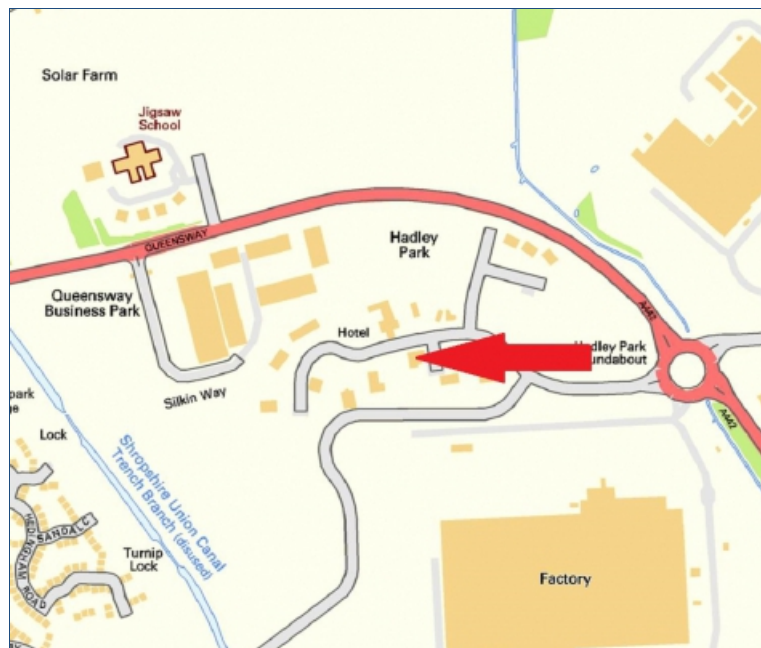
Communications House is a prestigious detached, two-storey office building, which has been constructed to a particularly high standard to achieve BREEAM very good rating. It occupies a corner plot set in attractive surroundings and has the benefit of a substantial private car park to the rear, with space for approximately 67 vehicles. The car park is securely accessed via an electronically operated entrance barrier.

Internally, the accommodation is well laid out and includes an impressive full height reception lobby, which incorporates a feature balconied landing and passenger lift, complete with WC facilities on each floor.

The offices are currently being refurbished, but are well presented with suspended ceilings and carpeted floors. The layout provides for a variety of partitioned areas including a good sized staff kitchen, restroom and useful attic store. The accommodation incorporates a number of energy saving and modern features including energy efficient heating and lighting, comfort cooling, and an electronic locking system. The raised floors easily allow for alterations to the internal partitions, electrics and network sockets.

ACCOMMODATION

Ground floor	4,714 sq ft	438 sq m
First floor	4,714 sq ft	438 sq m
Attic stores	563 sq ft	52 sq m
Total Net Internal Area	9,991 sq ft	928 sq m



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.



SERVICES

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

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The property is available to lease as a whole or potentially on a floor-by-floor basis. Lease 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 2023 Rating List is £86,500.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment - please contact the agent for further details.

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
Ref: AGS/4012



Printcode: 2024510

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