



Suite B and C, Second Floor, Jordan House East Hall Court, Hall Park Way, Telford, TF3 4NN

- Modern, high quality office suite extending to approx. 737 sq ft (68.46 sq m) to 776 sq ft (72.09 sq m)
- Situated on a prestigious development in town centre location
- Demised on-site car parking and adjoining public car park
- Good road links with excellent access to A442 and M54 motorway

Suite B Second Floor

Jordan House East

LOCATION

Jordan House forms part of the Hall Court development, one of Telford's most prestigious office locations off Hall Park Way in central Telford. The development comprises five pavilion style office buildings arranged around a central courtyard close to the Odeon cinema complex. Telford Magistrates Court, Telford Shopping Centre and Telford Forge retail park are all within easy walking distance.

Hall Court benefits from excellent vehicular access and is within the town centre ring road, a short distance from Junction 5 of the M54 motorway. It has demised on site car parking, overflow car parking and an adjoining public 'pay and display' car park.

DESCRIPTION

Hall Court was built in 1990 and is arranged in a traditional pavilion format. It is currently home to a variety of professional firms, including solicitors and chartered surveyors, and benefits from the proximity of and footfall from Telford Town Centre.

The available accommodation consists of a second floor office suite with the benefit of carpeted floors throughout, perimeter trunking and gas fired central heating. There are shared toilet facilities on each floor of Jordan House.

ACCOMMODATION

Suite B East Wing, Second Floor	776 sq ft	72.09 sq m
Suite C East Wing, Second Floor	737 sq ft	68.46 sq m

CAR PARKING

Demised car parking is available adjacent to Jordan House.

SERVICES

We understand all mains services are available or connected to the property. However, 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 falling under Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

LOCAL AUTHORITY

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



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TENURE

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

RENT

Rent upon application.

SERVICE CHARGE

A service charge is levied by the landlord to cover the costs of the maintenance and upkeep of the common areas of the building and estate. For further details, please contact the letting agent.

BUSINESS RATES

The rateable value of the property is to be assessed. Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(60).

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 in connection with this matter.

ANTI MONEY LAUNDERING

A successful tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

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

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/1298



Printcode: 202618

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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