



Capital House, Hadley Park East

Telford, Shropshire TF1 6QJ

- Modern well appointed offices extending to 6,736 sq ft (626 sq m)
- Comfort/climate controlled air conditioning and heating system
- Ample on site car parking with security barrier
- Easy access to the A442 Queensway dual carriageway

Capital House

Hadley Park East, Telford

LOCATION

The property is located on Hadley Park East, a modern and attractive office campus development on the northern fringe of Telford New Town, and supplemented by the nearby Hadley Park House Hotel, Earlyworld children's nursery and Marston's public house. The site is accessed from the A442 Queensway some three miles north of Telford Town Centre, which links with the motorway system at Junctions 4 and 5 of the M54.

The property itself is accessed off the Hadley Park roundabout along Hadley Park East and enjoys a stand alone position set back from the road. Other occupiers on the campus include Howdens, Screwfix and Greggs.

DESCRIPTION

The property comprises a modern two-storey office building, which was built to a bespoke design in 2007, being of cavity brick construction beneath a pitched tiled roof. It has double glazed aluminium powder coated windows and doors and benefits from two separate entrance points.

The accommodation is split to provide well-appointed office suites with the benefit of suspended ceilings, raised floors, two staircases and a passenger lift, four sets of toilets including disabled facilities, and air conditioning. The building incorporates up to date fixtures and fittings and is finished to very high standard.

Externally, there is a brick paved car parking area to the front and an additional stoned car park to the rear. The entrance is controlled by a security barrier system. There are areas of landscaping to the front and side and a smoking shelter to the left hand side of the building.

ACCOMMODATION

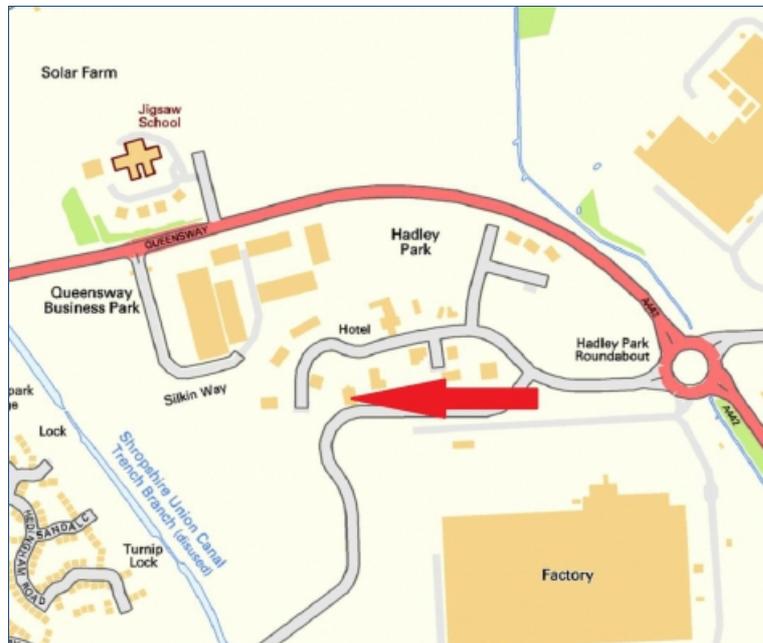
Ground Floor	3,356 sq ft	312 sqm
First Floor	3,380 sq ft	314 sqm
Total Area	6,736 sq ft	626 sqm

PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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.



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TENURE

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

PRICE / RENT

Quoting rent £75,000 pax

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 upcoming 2026 Rating List is £65,500.

ENERGY PERFORMANCE CERTIFICATE

To be assessed

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 purchaser/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: Alex Smith
Contact: Alex Smith MRICS
Direct Line: 01952 521007
Mobile: 07795 275 113
Email: alex@andrew-dixon.co.uk
Ref: AGS/3546



Printcode: 2026320

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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