

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

OFFICE PREMISES



Technology House, Hadley Park, Hadley Telford, Shropshire, TF1 6QJ

- Self-contained, modern first floor offices extending to 3,339 sq ft (310 sq m)
- Within prestigious two-storey office building in popular business park location
- Built to very high-specification with a number of energy saving features
- On site car parking via electrically operated entrance barrier
- Additional attic storage area available if required

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Technology House

Hadley Park, Telford

LOCATION

The property is located on the popular Hadley Park East office estate, which lies adjacent to the A442 and Hortonwood Industrial Estate. The A442 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.

Hadley Park East has been established as a premier business location in Telford and occupiers include TTC, Network Telecom and Staubli. The estate is also home to Hadley Park House Hotel, Early World Children's Nursery, and the Fallow Field public house and hotel.

The property itself occupies a well landscaped site opposite Hadley Park House Hotel. There is on site parking with access via an electronically operated entrance barrier.

DESCRIPTION

Technology House comprises a prestigious two-storey office building, which was completed in 2010. It has been constructed to a particularly high standard incorporating a number of energy saving features, achieving a very good BREEAM rating.

Internally, the accommodation includes an impressive full height reception lobby, which incorporates a feature balconied landing and lift and WC facilities on each floor. The offices are mainly open plan, with some partitioned offices and kitchen areas, and have recently been re-carpeted throughout.

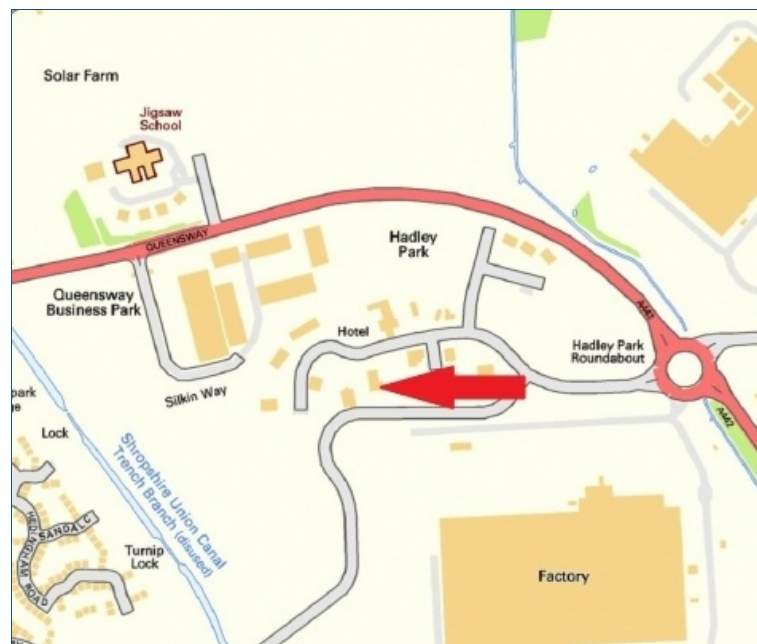
The offices benefit from energy efficient heating and lighting, comfort cooling, raised flooring, Cat 5 data cabling, electric sockets, electronic lock system and CCTV.

The available accommodation is situated on the first floor of the building. There is a large attic storage area above, which can potentially be made available.

ACCOMMODATION

First floor offices	3,339 sq ft	310 sq m
Total Net Internal Area	3,339 sq ft	310 sq m
Additional attic storage area	1,290 sq ft	120 sq m

*IPMS3 - office measurements can be made available upon request



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: 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 (NOT CHECKED)

We understand that mains water, drainage, electricity and gas are connected or available to the property. Interested parties are advised to make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed. Please contact the letting agent for further details.

RENT

Rent upon application.

SERVICE CHARGE

A service charge is payable for the maintenance and repair of the common areas.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the property currently forms part of a larger assessment in the 2017 rating list and will need to be re-assessed separately.

ENERGY PERFORMANCE CERTIFICATE

To be advised.

VAT

All figures quoted herein do not include VAT, which is 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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Printcode: 2017119

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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