ANDREW DIXON & COMPANY

TO LET

Chartered Surveyors & Commercial Property Consultants

OFFICE SUITES



Ground & Second Floor Suites, Padmore House Hall Court, Hall Park Way, Telford, TF3 4NH

- High quality, self-contained office accommodation with part comfort cooling
- Ground floor suite 3,234 sq ft (or split as 2 suites of 1,476 sq ft and 1,758 sq ft)
- Second floor suite 3,000 sq ft (or split as 2 suites of 1,400 sq ft and 1,600 sq ft)
- Allocated car parking spaces plus overflow parking on site

Tel: 01952 521000 www.andrew-dixon.co.uk

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Office Suites at Padmore House, Telford

LOCATION

Padmore House occupies a prominent position within the Hall Court development, which is located on Hall Park Way in central Telford immediately to the north of the town's shopping centre, a short walking distance away. The development benefits from excellent vehicular access from Junction 5 of the M54 motorway and includes on-site car parking, as well as significant public car parking nearby.

Hall Court is home to a combination of professional organisations, solicitors and chartered surveyors. It has the benefit of being close to all the facilities offered in Telford Town Centre.

DESCRIPTION

Padmore House is part of a development of very well appointed offices at Hall Court, complete with on-site car parking.

The available suites are located on the ground and second floors of the building respectively, accessed from the ground floor lobby with both stairs and a passenger lift to the upper floors and shared WC facilities in the core area.

Both suites are currently divided to provide interconnecting offices with a series of full height glazed and solid partitioning, having common areas and fully fitted kitchens. The offices benefit from carpeting throughout, perimeter trunking, gas fired central heating and comfort cooling, and recessed lighting within suspended ceilings. There is also excellent natural light.

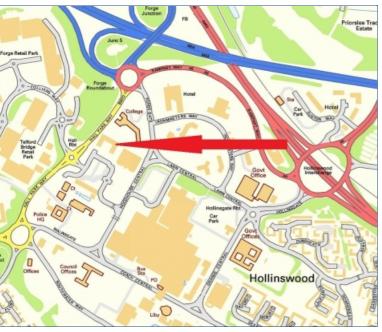
Outside, a number of spaces in the private car park will be allocated to the suites. In addition, there is also an overflow car park, as well as public car parks adjoining the development.

ACCOMMODATION

	Suite 2	1,476 sq ft	137 sq m
	Total GIA	3,234 sq ft	300 sq m
Second Floor	Suite 1	1,400 sq ft	130 sq m
Second Floor	Suite 1 Suite 2	1,400 sq ft 1,600 sq ft	130 sq m 149 sq m

SERVICES

All mains services are connected to the building and the costs relating to these are included within the service charge. Prospective tenants are advised to make their own enquiries.





PLANNING

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

TENUR

Leasehold: The ground and second floor offices are self-contained and available on a floor by floor basis. Each suite can be leased as a whole, or split to provide two separate smaller suites. Terms to be agreed.

RFN1

Rents upon application.

SERVICE CHARGE

A service charge is levied by the landlord to cover the maintenance and upkeep of the external and common areas of the building and the estate.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, Shropshire, TF3 4EJ - Tel: 01952 380000

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

To be assessed - please contact the agent for further details.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing

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 Direct Line: 01952 521006

Mobile: 07957 828 563 Email: nicholas@andrew-dixon.co.uk

Ref: JND/1298



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.

you

Printcode: 2024925

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.

ANDREW DIXON & COMPANY