



## 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 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)
- Demised on-site car parking and adjoining public car park

# 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. There is also a public car park adjoining the development.

## ACCOMMODATION

<b>Ground Floor</b>	Suite 1	1,758 sq ft	163 sq m
	<b>Total GIA</b>	<b>1,758 sq ft</b>	<b>163 sq m</b>
<b>Second Floor</b>	Suite 1	1,400 sq ft	130 sq m
	Suite 2	1,600 sq ft	149 sq m
	<b>Total GIA</b>	<b>3,000 sq ft</b>	<b>279 sq m</b>

## 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.



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## PLANNING

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

## TENURE

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.

## RENT

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.

## 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 rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## 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 828 563

Email: [nicholas@andrew-dixon.co.uk](mailto:nicholas@andrew-dixon.co.uk)

Ref: JND/1298



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