



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 extending to approximately 1,758 sq ft
- Second floor suite extending to approximately 3,000 sq ft (available as a whole or as two separate suites of 1,400 sq ft and 1,600 sq ft respectively)
- Allocated car parking spaces plus overflow parking on site

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. The available accommodation within the building is located on the ground floor and second floor respectively. The second floor suite could also easily be split to provide two smaller, self-contained suites.

The accommodation is accessed from the ground floor lobby of the building with both stairs and a lift to the upper floors. Shared WC facilities are available in the core area.

The available 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 and in addition there is an overflow car park and public car parks adjoining the development.

ACCOMMODATION

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



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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 available separately and are self contained. The second floor suite can be let as a whole or as 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.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the current rateable value of the property in the 2023 rating list is:

- Ground Floor - Suite 1 £13,500
- Second Floor - Suites 1 & 2 £23,750 (to be re-assessed if split).

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.

VIEWING

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

Contact: Nicholas Dixon MRICS

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Ref: JND/1298



Printcode: 2024925

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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