

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

OFFICE PREMISES



Ground Floor, Hawk House, 4 Hawksworth Road Central Park, Telford, Shropshire, TF2 9TU

- Self-contained, ground floor offices extending to 4,106 sq ft (381 sq m)
- Within modern two-storey office building in popular business location
- Designated car parking spaces on site
- Close to Telford Town Centre and Junction 5 of the M54 motorway

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Hawk House

4 Hawksworth Road

LOCATION

The property is located on Central Park, a popular and established business location in central Telford, which provides 250,000 square feet of high quality office accommodation on a site of some 32 acres, including a children's nursery and cafe/diner on site.

Central Park is accessed from the B5061 Holyhead Road and lies close to the Greyhound roundabout and the A442 Queensway, Telford's main north/south distributor road. Telford Town Centre, which is currently undergoing substantial investment as part of the Southwater Programme, and Junction 5 of the M54 motorway are approximately two miles to the south.

DESCRIPTION

Hawk House is a modern, self-contained, two storey office building with brick elevations beneath a pitched tiled roof, which provides open plan offices and WC facilities on both floors. The offices are accessed through a ground floor reception area into a core to include a passenger lift and stairwell.

The specification of the offices includes carpeting, suspended ceilings incorporating fluorescent lighting, perimeter trunking, double glazed window units, air conditioning and central heating. There are internal key pad controlled doors to the main office areas.

The available accommodation is situated on the ground floor of the building, together with a designated number of car parking spaces within the tarmacadam car park to the front.

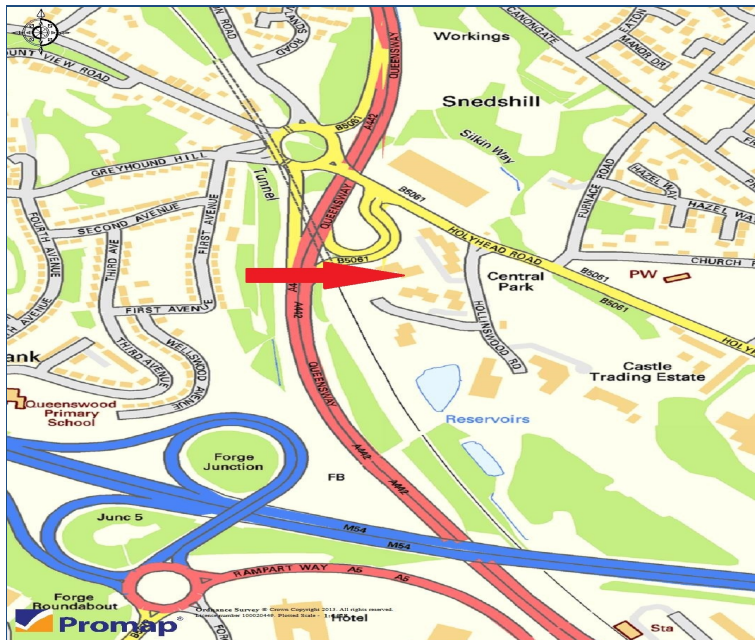
ACCOMMODATION

Ground Floor	4,106 sq ft	381 sq m
Net Internal Area	4,106 sq ft	381 sq m

*IPMS3 - office measurements can be made available upon request

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the property. We have not checked or tested these services and interested parties are advised to make their own enquiries.



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.



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 full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

The tenant will be required to contribute towards a service charge, which is levied by the landlord to cover the maintenance, securing and landscaping of the estate.

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 reassessed separately.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(79).

VAT

All figures quoted herein 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

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/2892



Printcode: 20171113

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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