



## Denby House, Stafford Park 1, Telford Telford, Shropshire, TF3 3BD

- Modern self-contained office space with kitchen and WC facilities
- First floor suite currently available extending to 4,356 sq ft (404.67 sq m)
- Prominent position with good access to the A442 and M54 motorway
- Demise includes an allocated number of car parking spaces on site

# Denby House

## Stafford Park 1, Telford

### LOCATION

The property is located on Stafford Park 1, one of Telford's major industrial estates. Stafford Park lies off the A442 Queensway, the town's main north to south distributor road, which gives easy access to the M54 motorway at Junction 5 approximately one mile away. Telford Shopping Centre, which is well served by public transport and offers excellent shopping and service facilities, is only half a mile away.

Denby House enjoys a prominent position at the centre of Stafford Court. Nearby office occupiers include Virgin Balloon Flights, Royal Bank of Scotland and RSM Tenon Accountants, and the area is also home to high-tech businesses, professional firms including lawyers, accountants and surveyors, and motor dealerships.

### DESCRIPTION

The property forms part of a modern two-storey office building, which was built around 1986 of steel frame construction with metal and glass clad elevations beneath a metal clad roof. There are two pedestrian access points.

The building was refurbished in 2003 and offers a modern flexible working environment in an excellent location. Each floor provides self-contained office accommodation with kitchen and WC facilities, being fitted out to a good specification with gas fired central heating, suspended ceilings and integral fluorescent lighting.

Outside, Denby House stands on a site of approximately 0.385 acres, including car parking for 37 vehicles and an unloading area to the rear.

The first floor suite is currently available with demised car parking.

### ACCOMMODATION

First Floor	4,356 sq ft	(404.67 sq m)
<b>Total</b>	<b>4,356 sq ft</b>	<b>(404.67 sq m)</b>

### SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, drainage, 3-Phase electricity and gas are available or connected to the property. Interested parties should make their own enquiries in this regard.



**Misrepresentation Act 1967:** Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



### 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 first floor accommodation is currently available to let based on a new Full Repairing and Insuring lease on terms to be agreed.

### RENT

Rent upon application.

### LOCAL AUTHORITY

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

### BUSINESS RATES

The first floor suite has a Rateable Value of £24,000 in the 2017 Rating List. Interested parties are advised to verify the position with the Local Rating Authority.

### ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of B(47).

### 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 in connection with this matter.

### 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/2358



Printcode: 20141126

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW

Telephone : 01952 521000

Fax : 01952 521014

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