



Office Premises at 1 Hawksworth Road Central Park, Telford, Shropshire, TF2 9TU

- Modern, high quality, self- contained office accommodation
- Ground floor suite available extending to approximately 3,110 sq ft (289 sq m)
- Passenger lift, secure entry system and WC facilities on each floor
- Demised car parking on site
- Established business park in popular location

1 Hawksworth Road

Central Park, Telford

LOCATION

The property is located on Central Park, a popular and established business location in central Telford, which provides approximately 250,000 square feet of office accommodation on a site area of circa 20 acres.

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 and Junction 5 of the M54 motorway are approximately two miles to the south.

DESCRIPTION

1 Hawksworth Road comprises a modern, self-contained, two-storey office building with brick elevations beneath a pitched, tiled roof. The offices are accessed through a ground floor reception area into a core, to include WC facilities on each floor, a passenger lift and a stairwell. The building is part air-conditioned.

The available accommodation is on the ground floor and comprises a series of partitioned offices and meeting rooms, together with a kitchen area. The accommodation benefits from security shutters.

Outside, there is private car parking to the front and side of the building with a total of 30 spaces demised to 1 Hawksworth Road - shared between the ground and first floor occupiers.

ACCOMMODATION

Ground Floor Suite	3,110 sq ft	(289 sq m)
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SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(89).



TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

An estate service charge is levied by the freeholder of the estate in respect of the upkeep and maintenance of the estate's common areas, landscaping and security.

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 rateable value of the property in the 2010 rating list is £17,140.

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

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/1783



Printcode: 2021112

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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ANDREW DIXON
& COMPANY

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