## ANDREW DIXON & COMPANY

## TO LET

Chartered Surveyors & Commercial Property Consultants

### OFFICE ACCOMMODATION



### 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 airconditioned.

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)

#### **SERVICES**

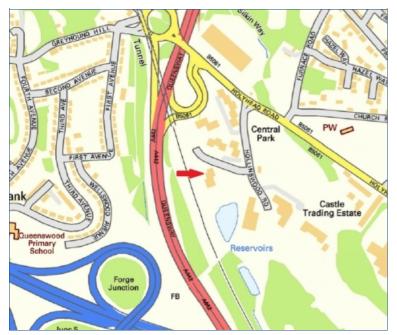
We understand that all mains services are avaliable or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

#### **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.

#### VΔT

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



Drintando: 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.

Consumer Protection From Unfair Trading Regulations 2008: 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, and 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.

ANDREW DIXON & COMPANY