



Modern Office Suites at Pemberton House Stafford Park 1, Telford, Shropshire, TF3 3BD

- Ground and first floor self-contained suites from 1,915 sq ft (177.9 sq m)
- Allocated on-site car parking
- Close to Telford Town Centre and Telford Central railway station
- Incentives available

Office Suites

Pemberton House, SP1

LOCATION

Stafford Park is one of Telford's major business locations. It lies just off the A442 Eastern Primary distribution road, which gives convenient access to Junction 5 of the M54 motorway approximately 1 mile away, which in turn links with the national motorway network. Telford Shopping Centre, only half a mile distant, is well served by public transport and offers excellent shopping and service facilities. Telford Central railway station is also located adjacent to Stafford Park.

The property itself forms part of Pemberton House. The building enjoys an elevated position on the edge of Stafford Court on Stafford Park 1. Nearby office occupiers include Virgin Balloon Flights and Royal Bank of Scotland. The area is also home to high-tech businesses, professional firms including lawyers, accountants and surveyors, and a number of motor dealerships.

DESCRIPTION

Pemberton House is a modern, two-storey office building providing a number of individual office suites, which have recently been refurbished. Access is via a communal ground floor entrance lobby with shared WC facilities on both floors.

There are currently suites available on both the ground and first floor of the building offering self-contained, flexible office space. The offices generally benefit from carpeted floors, suspended ceilings with strip lighting, under floor/perimeter trunking, comfort cooling and lift access.

AVAILABLE ACCOMMODATION

Suite No	Floor	Size sq ft	Size sq m
Suites 3 & 4*	Ground	4,390 sq ft	407.8 sq m
Suites 11 & 12	First	2,889 sq ft	268.4 sq m

*Suites 3 & 4 can be split to provide individual self-contained areas of 1,915 sq ft (177.9 sq m) and 2,475 sq ft (229.9 sq m) respectively.

CAR PARKING

Outside, allocated on site car parking is provided at a generous ratio.

SERVICES

We understand that mains water, electricity and drainage are available and/or connected to the suites. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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PLANNING

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

TENURE

Leasehold: The suites are available to let based on new tenant's full repairing and insuring leases on terms to be agreed.

RENT

Rents upon application.

SERVICE CHARGE

The in-going tenants will be responsible for a share of the service charge levied by the landlord for the maintenance of the internal and external common areas. Full details upon request from the agent.

BUSINESS RATES AND EPC'S

Business Rates: rateable values as per the Valuation Office Agency website (2023 Assessment):

Suite No	Rateable Value	EPC
Suites 3 & 4	£42,750	B(40)
Suites 11 & 12	£28,000	B(47)

NB: If Suites 3 & 4 are split, they will need to be re-assessed separately.

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/3582J



Printcode: 202035

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
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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