



Maple House Business Centre

Queensway Business Park, Telford, TF1 7UL

- Self-contained offices suites 1,720 sq ft (160 sq m) to 3,719 sq ft (346 sq m)
- Private or shared kitchen, shared WC facilities and passenger lift access
- Demised car parking within private car park to the front of the building
- Prominent roadside position fronting onto the A442

Maple House

Queensway, Telford

LOCATION

The property is situated on Queensway Business Park in Telford. Queensway Business Park is a modern commercial development, which was carried out by St Modwen Plc in circa 2009. It is conveniently located with direct access onto the A442 and lies on the northern fringe of Telford close to Hortonwood industrial estate. Telford Town Centre and Junction 5 of the M54 motorway are approximately 4 miles to the south.

Maple House occupies a prominent position fronting onto the A442. Nearby occupiers include Epson, Makita UK and Screwfix.

DESCRIPTION

Maple House is a detached, two-storey office building offering a number of self-contained office suites within a modern business centre environment, complemented by allocated on site car parking.

The building has a communal entrance and reception area on the ground floor, together a central communal staircase and passenger lift. There are shared kitchen facilities on both floors and shared WC facilities on the first floor. The offices benefit from suspended ceilings, carpeted floors and air conditioning.

The available office suites are located on the first floor of the building. Suite 3 provides a large open plan suite and Suite 4 provides an open plan office, together with two smaller partitioned offices and a private kitchen.

Externally, each suite benefits from demised car parking within the private car park to the front of the building.

ACCOMMODATION

Suite No	Size		Car Parking
Suite 3	1,720 sq ft	160 sq m	10 spaces
Suite 4	1,999 sq ft	186 sq m	TBA

SERVICES

We understand that mains electricity and water are connected to the building. 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 building has planning permission for uses within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. (NB formerly B1 use under Use Class Order 2005).



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TENURE

Leasehold: The suites are available to let, individually or combined, based on a new effectively full repairing and insuring lease on terms to be agreed.

RENT

The asking rent is based on £8.00 per square foot per annum exclusive.

SERVICE CHARGE

We understand a service charge is levied in addition to the rent for the repair and maintenance of the common areas. The current annual budget is based on £3.00 per square foot.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable values of the suites in the 2017 rating list are:

Suite 3 £13,250 (10 car parking spaces @ £2,500)
Suite 4 £17,000 (car parking spaces to be allocated)

ENERGY PERFORMANCE CERTIFICATE

Maple House has an Energy Rating of D(89).

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3687



Printcode: 2021312

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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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