



Unit 5, Hollinswood Court, Stafford Park 1 Telford, Shropshire, TF3 3DE

- Quality self-contained first floor office suite with 5 demised car parking spaces
- 1,789 sq ft (166.22 sq m) refurbished to a high standard including kitchenette
- Located on popular office development close to Telford Town Centre
- ATTRACTIVE INCENTIVES AVAILABLE

Hollinswood Court

Telford (Unit 5)

LOCATION

The property is located on the established Hollinswood Court office development on Stafford Park 1, close to the junction with the Hollinswood Interchange on the fringe of Telford Town Centre.

The development is served by a large designated car park and lies a short distance from Telford Central railway station and Telford shopping centre. It enjoys good access to the A442 Queensway, Telford's main north/south distributor road, and to the national motorway network via Junction 5 of the M54 motorway.

Telford New Town lies approximately 15 miles from the county town of Shrewsbury via the M54 and A5 trunk road and approximately 45 miles from Birmingham International Airport.

DESCRIPTION

The property forms part of an attractive terraced courtyard of purpose built office buildings at Hollinswood Court.

Unit 5 comprises a self-contained, end-terraced office block arranged on ground and first floors, accessed from a central core with communal WC facilities on each level.

The available suite is located on the first floor of the building, accessed via the communal entrance lobby on the ground floor. There are ladies and disabled WC's on the ground floor and ladies and gent's WC's on the first floor.

Unit 5 offers a modern office suite, which has been refurbished to a high standard. The accommodation provides open plan office space completed with a kitchenette (including a refrigerator). The suite is carpeted throughout and benefits from a suspended ceiling with recessed lighting. It is fitted with air conditioning and window blinds.

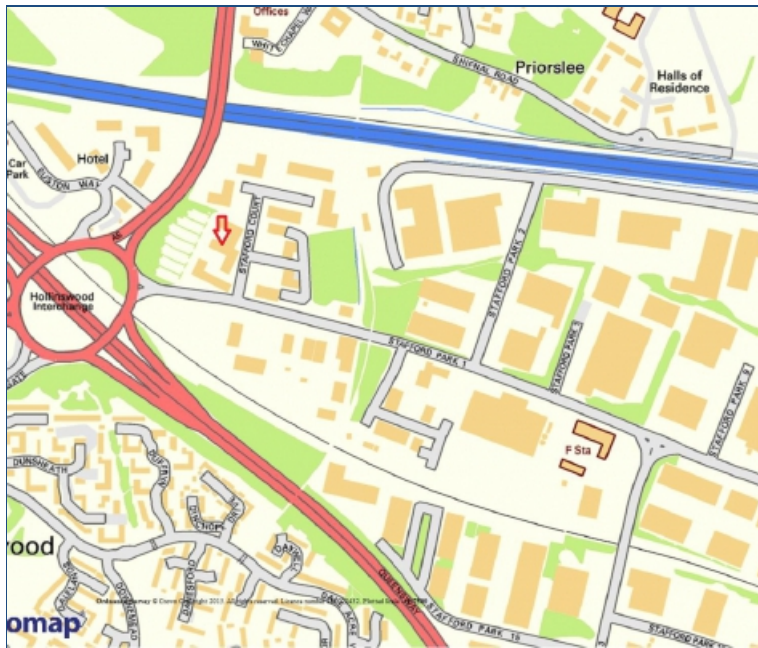
Outside, the suite benefits from 5 demised car parking spaces in the private car park.

ACCOMMODATION

First Floor Suite 1,789 sq ft (166.22 sq m)

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.



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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).

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

The ingoing tenant will be responsible for a proportionate share of the service charge incurred in the maintenance of the internal and external common areas.

LOCAL AUTHORITY

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

BUSINESS RATES

The property currently has a rateable value of £14,250 in the 2017 Rating List, which will be reduced from 1 April 2023 to £12,500. Interested parties are advised to make their own enquiries in this regard.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(70).

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

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Ref: JND/1334



Printcode: 2021111

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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