



Technology House, Hadley Park East Hadley, Telford, Shropshire, TF1 6QJ

- Prestigious two-storey office building extending to 7,987 sq ft (742 sq m) NIA
- Available as a whole or potentially on a floor-by-floor basis
- Built to high-specification with energy saving features
- Secure on site car parking via electrically operated entrance barrier

Technology House

Hadley Park, Telford

LOCATION

The property is located on the popular Hadley Park East office estate, which lies adjacent to the A442 and Hortonwood Industrial Estate. The A442 provides a dual carriageway link between north and south Telford and gives easy access to Telford Town Centre and Junction 5 of the M54 motorway approximately 4 miles to the north. Telford has a central UK location with Wolverhampton and Birmingham being approximately 16 and 35 miles respectively to the southeast.

Hadley Park East has been established as a premier business location in Telford with numerous recent developments including Access 442 business units, a petrol filling station and convenience store, Burger King drive-thru, and the Fallow Field public house and hotel.

The property itself occupies a well landscaped site opposite Hadley Park House Hotel and Earlyworld Nursery. There is on site car parking with access via an electronically operated entrance barrier. Nearby commercial occupiers include Screwfix, UK Storage Telford, ChadStone Accountancy & Tax and Enreach UK.

DESCRIPTION

Technology House comprises a prestigious two-storey office building, which was completed in 2010. It has been constructed to a particularly high standard to achieve a BREEAM very good rating, incorporating a number of energy saving and other features, including energy efficient heating and lighting, comfort cooling, raised flooring, electronic lock system and CCTV.

Internally, the accommodation includes an impressive full height reception lobby, which incorporates a feature balconied landing and passenger lift and WC facilities on each floor.

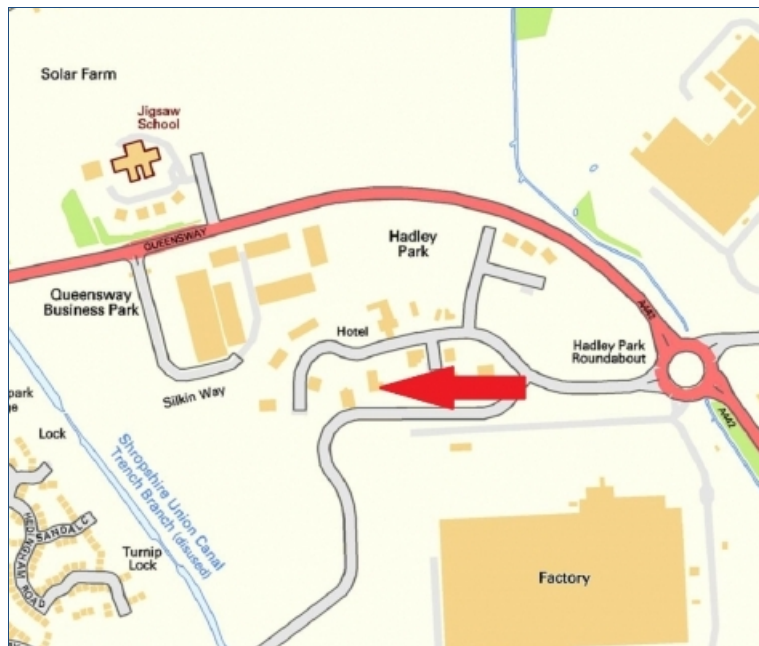
The offices are well planned and fitted with Cat 5 data cabling and carpeted floors. The accommodation incorporates a variety of partitioned areas including a good sized staff kitchen, restroom and stores.

ACCOMMODATION

Ground Floor Suite	3,356 sq ft	312 sq m
First Floor	3,339 sq ft	310 sq m
Attic Stores	1,290 sq ft	120 sq m
Total Net Internal Area	7,987 sq ft	742 sq m

CAR PARKING

The property benefits from a secure barrier controlled car park with 29 marked car parking spaces.



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SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, drainage and electricity are connected or available to the property. There is no gas supply.

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority - Tel: 01952 380000.

TENURE AND RENT

Leasehold: The property is available to let as a whole or potentially on a floor-by-floor basis on terms to be agreed. Rent upon application.

SERVICE CHARGE

If the property is taken on a floor-by-floor-basis, a service charge will be payable for the maintenance and repair of the common areas. Details upon request.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of D(88).

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 property has a rateable value in the 2017 assessment of:

Ground floor offices - £25,250
Ground floor car parking - £3,250
First floor offices - £28,500

VAT

All figures quoted do not include VAT, which is 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

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Printcode: 2021121

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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& COMPANY

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