



Technology House, Hadley Park East 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 with electrically operated entrance barrier

Technology House

Hadley Park East

LOCATION

The property is located on the popular Hadley Park East business estate in Telford, 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.

Hadley Park East has been established as a premier business location in Telford and is home to a number of modern developments, including the 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. On site car parking is provided in a private and secure car park to the front of the building. 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 and incorporates a number of energy saving and other features. These include energy efficient heating and lighting, comfort cooling, raised flooring, electronic lock system and CCTV.

Internally, the building includes an impressive full height reception lobby incorporating a feature balconied landing with passenger lift and WC facilities on each floor.

The offices are well presented, with partitioned areas including a good sized staff kitchen, restroom and stores. The accommodation is fitted with Cat 5 data cabling and carpeted floors throughout.

CAR PARKING

Technology House benefits from a secure barrier controlled car park with marked parking bays. Spaces can be allocated on a floor-by-floor basis.

ACCOMMODATION

Ground Floor	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



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SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, electricity and drainage are connected 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

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

RENT

Rent upon application.

SERVICE CHARGE

If the property is let on a floor-by-floor basis, a service charge will be applicable for the maintenance and repair of the common areas.

BUSINESS RATES

According to the Valuation Office Agency website, the property has a rateable value in the 2023 assessment as follows:

- Ground floor offices £30,500
- Ground floor car parking (13 spaces) £3,250
- First floor offices incl. attic stores £32,500
- First floor car parking (12 spaces) £3,000

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All figures quoted herein 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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Email: alex@andrew-dixon.co.uk Ref: **AGS/2442**

Joint Agent: Bulleys Bradbury

Tel: 01952 292233



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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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