



First Floor Offices, Unit 2 Hollinswood Court Stafford Park 1, Telford, Shropshire, TF3 3DE

- Quality first floor office suite extending to approximately 2,623 sq ft (244 sq m)
- Self-contained, largely open plan layout with meeting rooms and break room
- Air conditioning, passenger lift, and shared WC facilities on each floor
- 10 allocated on site car parking spaces

Unit 2 (First Floor)

Hollinswood Court

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 to south distributor road, and to the national motorway network via Junction 5 of the M54 motorway.

DESCRIPTION

The property forms part of an attractive terraced courtyard of purpose-built office buildings constructed of brick and glass clad walls beneath pitched slate roofs.

Unit 2 is a self-contained office block arranged on ground, first and second floors, accessed from a central core with WC facilities on each level and a passenger lift. The modern office suites are fully carpeted and benefit from perimeter and floor box trunking, electric storage heaters and lighting throughout.

The available accommodation is located on the first floor of the building and comprises an open plan office with meeting rooms and a large break room. The accommodation benefits from air conditioning.

Outside, the suite has the use of 10 demised car parking spaces within the private car park on site.

ACCOMMODATION

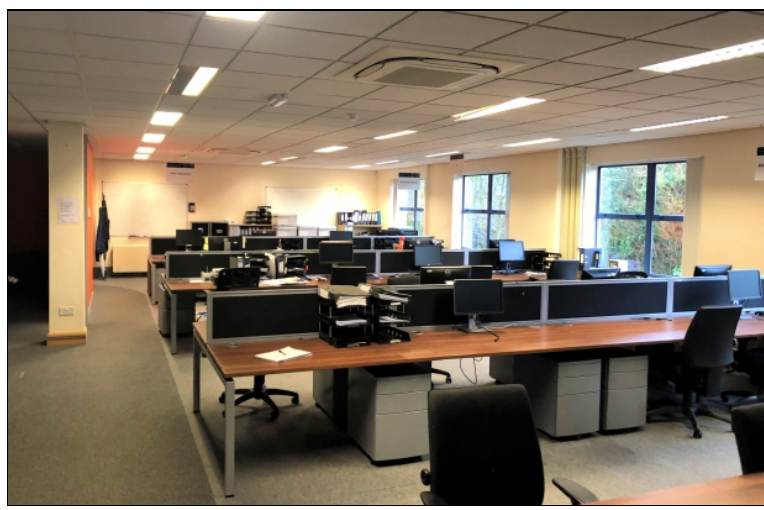
First Floor Suite	2,623 sq ft	244 sq m
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SERVICES

We understand that all mains services are available or connected to the office suite. 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 property has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).



TENURE

Leasehold: The office suite is available to lease on terms to be agreed. Please contact the agent for further details.

RENT

Rent upon application.

SERVICE CHARGE

There is a service charge payable in respect of the cleaning and upkeep of the structures, the common areas of the buildings and the estate. Details can be provided upon request.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

The property is to be assessed for business rates. Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The first and second floor suites have an Energy Rating of D(82).

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 in connection with this matter.

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/1869D



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.

Printcode: 202241



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ANDREW DIXON
& COMPANY

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