



Suite 1, Preston House, Hawksworth Road Central Park, Telford, Shropshire, TF2 9TU

- Modern ground floor office suite extending to 375 sq ft (34.85 sq m)
- 2 allocated parking spaces in on-site car park to the front of building
- Communal kitchen and WC facilities within Preston House
- Popular office park location close to Telford Central railway station and bus links
- AVAILABLE 1ST AUGUST 2024

Preston House

Hawksworth Road

LOCATION

Preston House is located on Central Park, a popular and established business location in central Telford comprising approximately 250,000 square feet of office accommodation in total on a site of around 20 acres, which includes a children's day nursery and cafe/diner.

Central Park is accessed from the B5061 Holyhead Road and lies in close proximity to the Greyhound Roundabout and the A442 Queensway - Telford's main north/south distributor road. Telford Town Centre and Junction 5 of the M54 motorway are approximately 2 miles to the south.

DESCRIPTION

Suite 1 comprises a self-contained, ground floor office suite within a modern, two-storey office building known as Preston House. It is accessed via a communal entrance to the front and benefits from shared WC facilities and the use of a small kitchen within the communal ground floor area of the building.

Suite 1 offers an open plan office suite with carpeted floors, suspended ceiling incorporating LED lighting units, and gas central heating with wall mounted radiators. Good natural light is provided via the windows to the front of the suite.

Outside, the suite benefits from 2 allocated car parking spaces in the shared car park to the front of the building.

Guest WIFI is available on site, however any telephone lines, internet supply and computers servers need to be arranged by the occupier.

ACCOMMODATION

Suite 1	375 sq ft	34.85 sq m
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SERVICES

We understand that all mains services are available or connected to the property. Electricity will be sub-metered off the landlord's supply and recharged to the tenant on a usage basis.

It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



TENURE

Leasehold: The property is available on a new internal repairing only lease on terms to be agreed.

RENT

A rent of £8,400 per annum inclusive of a service charge for the supply of heating within the office suite and cleaning of the communal areas and WC facilities within the building.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for details.

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: Nathan Fern
Direct Line: 01952 521004
Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk
Ref: BNF/3614



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: 2024611

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