



Premises at Speir House, Stafford Park 1 Telford, Shropshire, TF3 3BD

- Detached office/laboratory facility extending to 8,341 sq ft (775 sq m)
- Plus large portable office building of 2,221 sq ft (207 sq m)
- Accommodation includes ground and first floor offices, laboratories, boardroom, staff canteen and stores
- Self-contained site with secure on-site car park
- Close to Junctions 4 and 5 of the M54 motorway

Speir House

Stafford Park 1, Telford

LOCATION

The property is located on the Stafford Park industrial estate in Telford, an established commercial area which is accessed just off the Hollinswood Interchange and the A442 Queensway dual carriageway.

The property lies within 2 miles of Telford Town Centre, Telford Central railway station and Junctions 4 and 5 of the M54 motorway, interlinking into the wider national motorway network. Nearby occupiers include a Toyota car dealership, Telford Wines, Stirchley Technical Services and Fisher and Banks.

DESCRIPTION

The property comprises a modern, detached office/laboratory facility on a secure, self-contained site incorporating a private car park to the side with security barrier entrance.

The accommodation is largely arranged over two-stories with a single storey section to the front. The ground floor provides a reception lobby with partitioned office and disabled WC, together with laboratory areas. There is a gent's WC to the rear and a staircase leading to the first floor.

The first floor offers four partitioned offices, with kitchenette, ladies WC and store. There is also access to the roofspace, which contains the air conditioning plant and can also be utilised for storage.

The individual rooms are separated by glass partitioning with fitted blinds. There are a variety of internal security shutters and grilles fitted to the ground floor windows and doors. The majority of the accommodation benefits from vinyl carpet tiles and is air conditioned and double glazed throughout.

There is also a large portable office building to the rear of the main building (which can remain in situ or be removed) providing additional partitioned offices, staff canteen and boardroom facilities.

ACCOMMODATION

Ground floor	5,200 sq ft	483 sq m
First floor	2,223 sq ft	207 sq m
Roof store (incl. aircon plant)	918 sq ft	85 sq m
Net Internal Area	8,341 sq ft	775 sq m
Plus portable office building	2,221 sq ft	207 sq m



SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties are advised to make their own enquiries.

PLANNING

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

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.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £18,250.

ENERGY PERFORMANCE CERTIFICATE

Main two-storey premises C-53
Portable office building B-43

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.

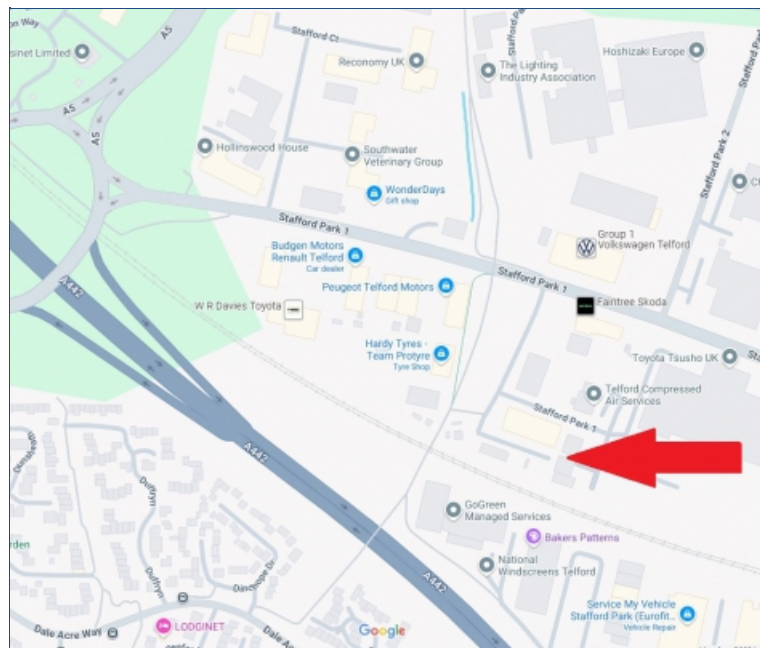
VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

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Printcode: 2024919

What's this?

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