



Ground Floor Suite, Unit 1 Hollinswood Court Stafford Park 1, Telford, Shropshire, TF3 3DE

- High quality office accommodation within self-contained, modern office building
- Ground floor open plan suite extending to 2,010 sq ft available
- Recently refurbished
- Demised on-site parking for 7 cars

Unit 1 (Ground 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 a pitched slate roof.

Unit 1 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 ground floor of the building, with the upper floors separately let.

Outside, there are 7 car parking spaces allocated to the ground floor suite within Unit 1.

ACCOMMODATION

UNIT 1	
Ground floor open plan suite	2,010 sq ft
Total Net Internal Area	2,010 sq ft

SERVICES

We understand that all mains services are available or connected to the property. 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).



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TENURE

Leasehold: The ground floor office suite is available to let on terms to be agreed.

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

According to the Valuation Office Agency website the rateable value of the ground floor suite in the 2023 rating list is £14,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-51.

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/1869



Printcode: 20241022

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.

ANDREW DIXON
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www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk