



Fourth Floor Offices, The Quad, Station Quarter Telford, Shropshire, TF3 4NT

- High quality office suite extending to approximately 7,575 sq ft (703.67 sq m)
- Forming part of Station Quarter, Telford's key gateway development
- Centrally located, convenient to Telford Central railway station
- Easy access to all parts of Telford and the national motorway network

4th Floor, The Quad Station Quarter, Telford

LOCATION

The property forms part of the new 'Station Quarter' gateway development, which is being undertaken by Telford & Wrekin Council. The Quad enjoys a high profile location to the west of and fronting onto Ironmasters Way, being the main route between Telford Central railway station and the town centre. It is very conveniently located in close proximity to the railway station.

The immediate surrounding area is home to a wealth of office and commercial users including the Mercure Telford Centre Hotel to the west, and the Premier Inn Telford Central to the east of the railway station. A short distance to the east and adjacent to Telford Town Park, is Southwater - Telford's number one leisure destination offering a plethora of bars and eateries, hotels, Cineworld complex, business and conference facilities at Meeting Point House and the modern Telford Library at Southwater One. Southwater also neighbours with The International Conference Centre and Telford Shopping Centre.

Significant investment and regeneration in recent years has given Telford the title of the fastest growing town in the West Midlands. It lies approximately 15 miles east of the county town of Shrewsbury and 35 miles west of Birmingham city centre and benefits from excellent transport links.

DESCRIPTION

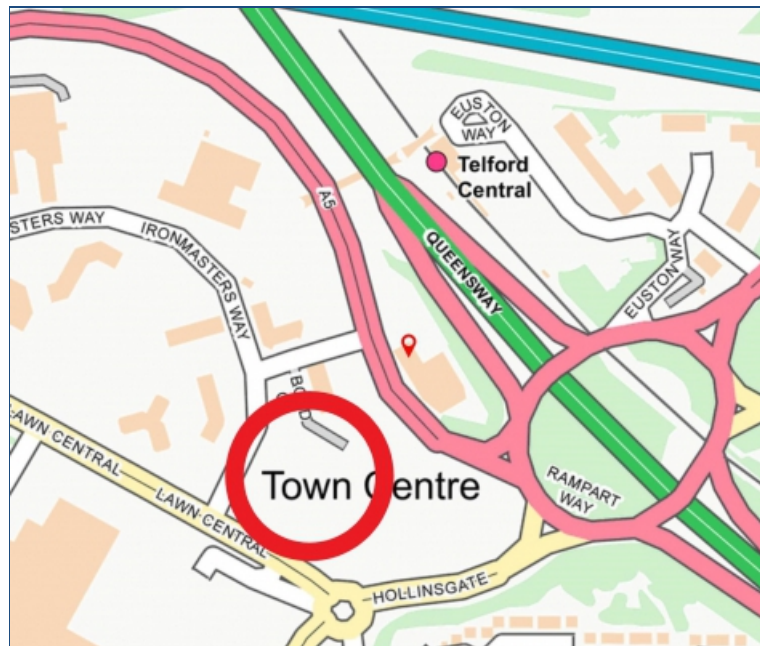
The available property forms part of The Quad office development at Station Quarter. This new and exciting scheme comprises an imposing four-storey commercial building of high quality design offering modern office space, complemented by an on-site cafe/coffee shop (which is expected to open shortly). The building also benefits from a passenger lift. Pre-lettings are already in place, including pre-lets to Harper Adams and Telford College.

The property is an office suite occupying the whole of the fourth floor, which is being offered as a turn-key letting. The suite is fitted out for immediate occupation with partitioned office space and meeting rooms and includes office furniture. The suite has its own WC and welfare facilities as well as lift access, and benefits from carpeted floors, comfort cooling and heating throughout.

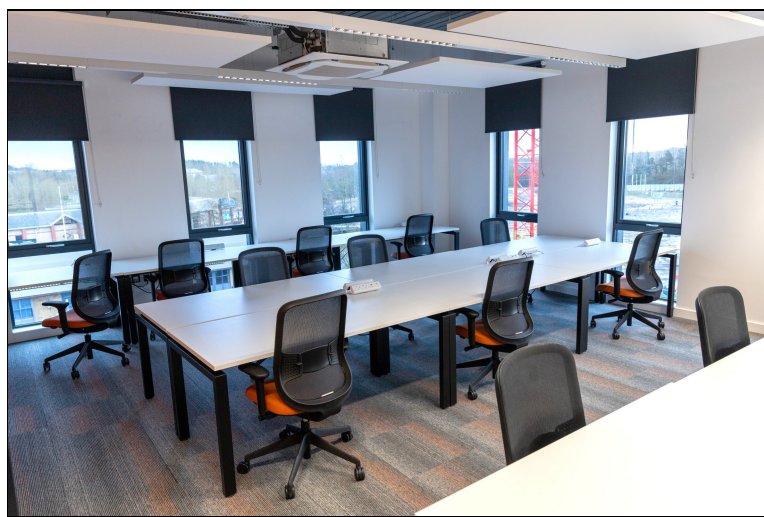
Additional office space is available on the ground floor, which could potentially provide a dedicated reception area to complement the fourth floor suite if required. Further details and plans upon request.

ACCOMMODATION

Fourth Floor Office Suite NIA	7,575 sq ft	703.67 sq m
Ground Floor (Reception Area) if required	733 sq ft	68.09 sq m



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CAR PARKING

The suite is demised 2 car parking spaces within the private car park serving The Quad development, together with 30 car parking spaces within the nearby Southwater multi-storey car park.

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services, with the exception of gas, are available or connected to the suite.

PLANNING

The property has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). It is suitable for a variety of office/educational and business uses, however interested parties should make their own enquiries.

TENURE AND RENT

Available to lease on a new tenants internal repairing and insuring lease for a term to be agreed, with rent reviews at 3 or 5 year intervals. The asking rent is £113,600 per annum exclusive.

SERVICE CHARGE

Further details upon request from the letting agents.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of A(13).

VAT

We understand the property is elected for VAT, therefore VAT will be payable on the rent. All figures quoted herein are exclusive of VAT.

LEGAL COSTS

The ingoing tenant is to contribute the sum of £750 plus VAT towards the landlord's reasonable legal costs associated with the transaction.

VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk Ref: AGS/4072



Printcode: 20241210

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.