

**ANDREW DIXON  
& COMPANY**

Chartered Surveyors &  
Commercial Property Consultants

**TO LET**

**OFFICE ACCOMMODATION**



## **First 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 2,200 sq ft (204.4 sq m) available
- Recently refurbished
- Demised on-site parking for 7 cars

**Tel: 01952 521000**  
**[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)**

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# Unit 1 (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 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 first floor of the building, with the ground floor let separately.

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

### ACCOMMODATION

UNIT 1	
First floor open plan suite	2,200 sq ft
<b>Total Net Internal Area</b>	<b>2,200 sq ft</b>

### 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).



**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 first 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 £14,750.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-71.

### 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](mailto: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.

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