

TO LET

STRATUM HOUSE, STAFFORD PARK
10, TELFORD, SHROPSHIRE TF3 3AB

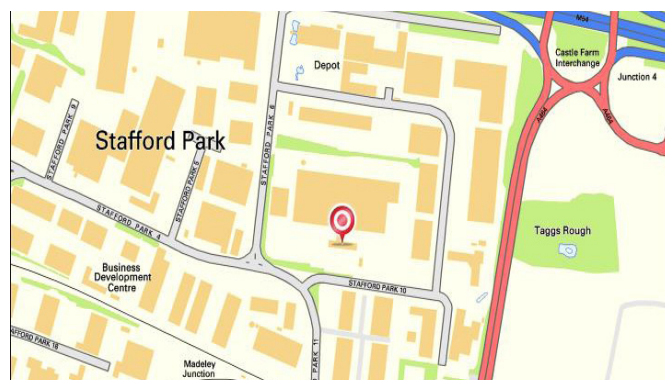
Halls¹⁸⁴⁵

COMMERCIAL



Serviced offices with car parking in a business park setting

- Modern suites
- Sizes from 19.14 - 61.31 sq m (206 - 660 sq ft)
- All-inclusive rent
- Generous parking allocation
- Flexible terms
- High speed broadband



Rent: £23 per sq ft (incl.business rates & bills but excl. outgoing phone calls).

halls.gb.com

01743 450 700

TO LET

Stratum House, Stafford Park 10, Telford, Shropshire TF3 3AB

LOCATION

Stafford Park is Telford's premier business location. Positioned close to Junction 5 of the M54, it allows excellent access to the wider motorway network and the rest of the country.

Telford Town Centre is approximately 0.5 miles away and offers all key amenities and a major shopping centre. Telford Central railway station is also located adjacent to the property.

Stratum House is located on Stafford Park 10, which is home to a number of key businesses and professional firms.

DESCRIPTION

The building is operated by APT Solutions Limited and offers flexible serviced office accommodation on the ground floor, set within a secure site with generous car parking.

The building has the benefit of a manned reception on the ground floor, together with a meeting room which can be booked in advance. The accommodation offers a communal kitchen and WC facilities.

The suites are carpeted, heated and furnished, with double glazed units and air conditioning. Internet connection is also provided.

ACCOMMODATION

Ground Floor

660 sq ft (61.31 sq m) with two internal offices

First Floor

206 sq ft (19.14 sq m)

RATEABLEVALUE

Business rates are included within the rent.

PLANNING

We understand that the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

EPC

Stratum House has an Energy Rating of (D)99.

SERVICES

All rents are inclusive of service charge.

VAT

All rents are quoted exclusive of VAT.

TENURE

The offices are available to lease on an all inclusive basis (excluding outgoing telephone calls). Please contact the agents for further information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment with the letting agents.

James Evans
james.evans@halls.gb.com

Rebecca Welch
rebeccaw@hallsgb.com

01743 450 700

