

TO LET

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

Halls<sup>1815</sup>  
COMMERCIAL



Serviced offices with car parking in a business park setting

Modern suites

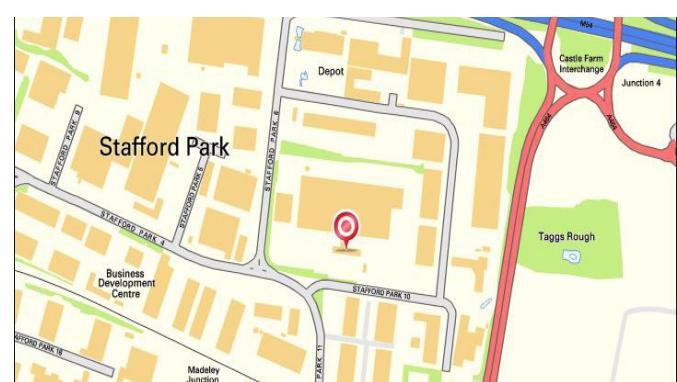
Sizes from 19.14 - 61.31 sq m (206 - 660 sq ft)

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).

**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)

**RATEABLE VALUE**

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.

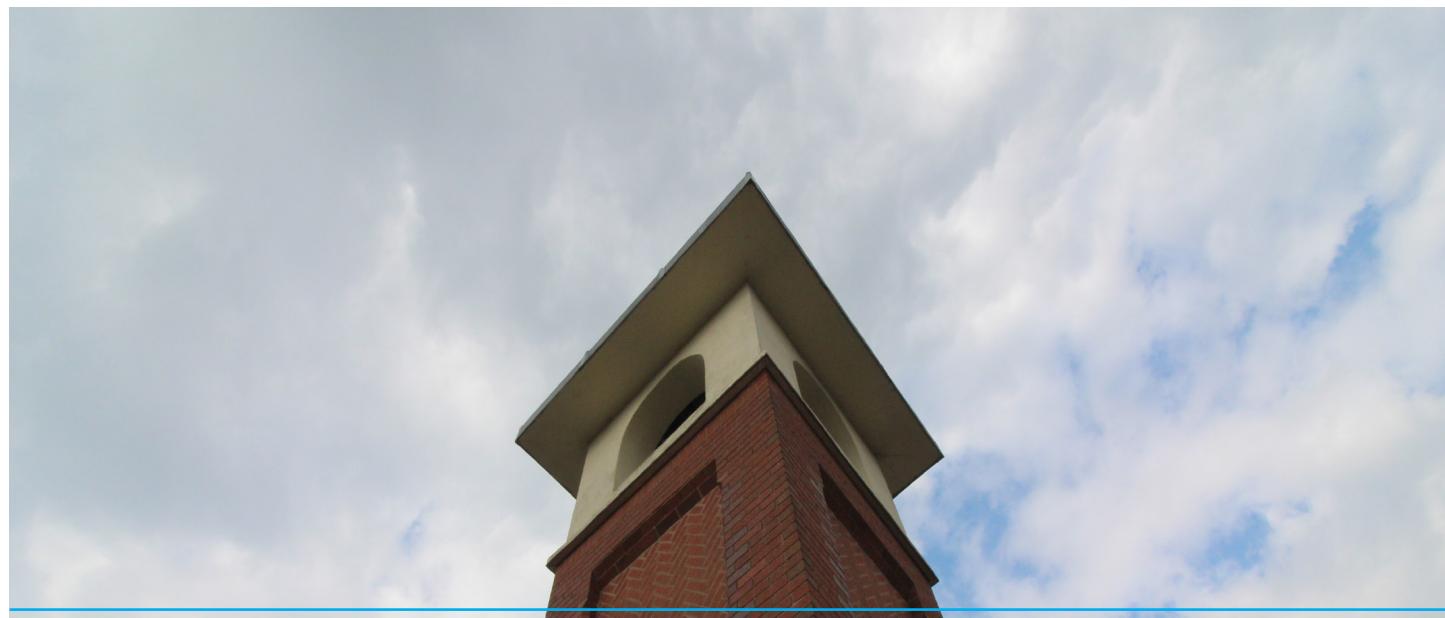
James Evans

james.evans@halls.com

Rebecca Welch

rebeccaw@halls.com

**01743 450 700**



James Evans  
E: james.evans@halls.com

Rebecca Welch  
E: rebeccaw@halls.com

**01743 450 700**

IMPORTANT NOTICE Halls have advised arum, saepe riberis di ut que quat lab id ut officiis cum dolor in cibus ut dolore rem alicet ipsam nist asint vernam, consentia volut pero tem non pre mi, tem natqui a dilitis consedit quis in possimci sumus estruptam que in pos dolecto duluptrat aperum voloratur, il min nihicis doloro quatis au facer in que verumcuan fugiae. Neque pos sam id magnum luptae vero cus estion eiuri necotatur maximoles de labo etenim is nam, odis esendicupsum facius, imaginis doluptas res dolu reicia. Ducidant aut aut dentior matorum et illamnenis esit volupta tquate si corum etus susda con nus, acepelit ullor as molorum simeniam vel illi fugia. Ut ipitnvel molonio

reit, quia dolorem everum ruga. Cabores quibe in squalint eum qui aut alicte nust eum ipsam liberatur adigni ullabor epent, nonserum eti qui quisimpos et apri oddi ex mire doloria dere, essequi deniscipsum etum eliqui nosti cum volo lattemp enusanda aut alt pedopsum monsenem comitua qui consequias mint molupta. Bores modit, conseda nieni re reiromis eum non nos volo etem solutum sitre et mireta consedi ratis rehenda. Apedici umetum coris adi doluptat audis sartim dolorem modis inscrutare rempelest rillutum cum escillab ipicale. Genihilit lab ipita ped et re veliquiae. Epistolium nulluptrit jones que officiis simero blante et etatium landae exero idicid estio. Bus autem tempor re nobit



the mark of  
property  
professionalism  
worldwide