

Ground Floor Offices

Unit 4 Hollinswood Court, Stafford Park 1, Telford TF3 3DE

TO LET



MODERN GROUND FLOOR OFFICES Approximately 118.98 sqm, (1281 sqft)

- Modern self-contained accommodation
- Purpose built office location
- Within easy access of Junction 4 of the M54, the Naird Farm Interchange and the A442
- 5 Car parking Spaces
- EPC Rating C 57

Rent Upon Application



Chartered Surveyors • Estate Agents

01952 221220

www.barbers-online.co.uk

Ground Floor Offices
Unit 4
Hollinswood Court
Stafford Park1
Telford
Shropshire
TF3 3DE

Location

The property is located on the established Hollinswood Office Park in Stafford Park 1, Telford close to the Hollinswood Interchange on the outskirts of Telford Town Centre and it is within walking distance of Telford Central Railway Station.

Telford was designated new town in 1968 and has a population in excess of 160,000 with good communication links via the M54 to Shrewsbury in the east and via Junction 10a to the M6 and Birmingham and the West Midlands Conurbation.

Description

The property comprises modern office accommodation situated on the ground floor of a two storey end terrace office building of brick construction under a pitched tiled roof.

The offices are carpeted throughout with electric storage heaters, window blinds, suspended ceiling and recessed lighting. Within the premises there is an under stairs meter cupboard as well as a communications cupboard.

A communal entrance lobby provides access to both the ground and first floors, off which there are two separate doors leading into the ground floor offices as well as to the ladies and disabled WC.

Accommodation

(measured in accordance with RICS IPMS 3)

Ground Floor

Approximately 118.98 sqm (1281 sq.ft)

Car Parking

There are 5 car parking spaces allocated to the unit.

Business Rates

The rateable value on the Valuation Office website is given as £10,000 on the 2017 Rating List.

Communal Charges

The incoming tenant will be responsible for a proportionate share of the building and estate service charges incurred in the maintenance of Hollinswood Court and the car park.

The incoming tenant will be responsible for a proportionate share of the service charges incurred in the maintenance of the internal communal areas.

Rent

Upon application

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with a letting.

Lease Terms

The property is available to let on a tenants full repairing and insuring only basis for a term of 3 years or multiples thereof.

Services

We understand that mains water, electricity and drainage are connected to the property. The offices are heated by electric storage heaters. The letting agents have not carried out testing of any services or appliances and prospective tenants should make their own separate enquiries with the relevant utility companies.

VAT

All prices in these particulars are subject to VAT at the standard rate where applicable.

Local Authority

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Viewing

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EPC

C - 57



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