

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

SELF CONTAINED OFFICES



Kendal Court, Ironmasters Way Telford Town Centre, Shropshire, TF3 4DT

- Prime office space extending to approximately 42,461 sq ft (3,945 sq m)
- Modern detached five storey office building in prominent location
- Landscaped site area of 1.3 ac including private parking for 121 cars
- On edge of Telford Town Centre close to Junction 5 of the M54 motorway

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Kendal Court

Telford Town Centre

LOCATION

Telford is a large new town in the borough of Telford & Wrekin located approximately thirteen miles east of Shrewsbury and thirty miles west of Birmingham. The borough has an estimated population of 170,300 (2010 Census) with Telford being the largest town in Shropshire and one of the fastest growing towns in the United Kingdom. Telford Town Centre is currently undergoing substantial investment as part of the Southwater Programme.

Kendal Court is situated on the edge of the town centre within close proximity of Junction 5 of the M54 motorway. It enjoys a prominent position on Ironmasters Way, adjacent to Rampart Way, at the entrance to Telford Business Park. Telford Central train station and Telford Shopping Centre are both a short walk away from the property with pedestrian bridges providing direct access.

DESCRIPTION

The property comprises a detached five storey office building, which sits in landscaped grounds extending to approximately 1.3 acres including private car parking.

The building was constructed in the 1980's based on a steel frame surmounted by a flat interlocking tiled roof with central glazed section. It is arranged in a 'V' shape, offering two wings of accommodation with a central core housing a metal staircase and two 10-person passenger lifts. The offices were originally built to a good specification in open plan design with ladies, gent's and disabled WC facilities on all floors. They benefit from suspended ceilings incorporating integral fluorescent lighting, 3-Compartment under floor trunking, gas fired central heating and comfort air cooling.

ACCOMMODATION

Ground floor	7,014 sq ft	651.60 sq m
First floor	8,350 sq ft	775.72 sq m
Second floor	9,049 sq ft	840.65 sq m
Third floor	9,364 sq ft	869.92 sq m
Fourth floor	8,684 sq ft	806.74 sq m
Total Net Internal Area	42,461 sq ft	3,944.63 sq m

CAR PARKING

The property benefits from a tarmac car park to the side of the building providing 121 private parking spaces, having security barrier access via Ironmasters Way.



Misrepresentation Act 1967: Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



PLANNING

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

TENURE

Leasehold: The property is available to let on terms to be agreed - full details upon application.

RENT

Upon application.

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries.

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 property in the 2010 rating list is £327,500.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of D(91), which is valid until 13 November 2023 (unless superseded by a later certificate).

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: Nicholas Dixon MRICS Direct Line: 01952 521006
Mobile: 07957 828 563 Email: nicholas@andrew-dixon.co.uk
Ref: JND/2958



Printcode: 201423

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk