



Second Floor, Jordan House East, Hall Court Hall Park, Way, Telford, Shropshire, TF3 4NN

- Modern high quality offices from 737 to 2,731 sq ft (69 to 254 sq m)
- Situated on prestigious office development in town centre location
- Demised and overflow on site car parking and adjoining public car park
- Good road links with excellent access to A442 and M54

Jordan House East

Hall Court, Telford

LOCATION

Jordan House forms part of the Hall Court development, one of Telford's most prestigious office locations off Hall Park Way in central Telford. The development comprises five pavilion style office buildings arranged around a central courtyard close to the Odeon cinema complex. Telford Magistrates Court, Telford Shopping Centre and Telford Forge retail park are all within easy walking distance.

Hall Court benefits from excellent vehicular access and is within the town centre ring road, a short distance from Junction 5 of the M54 motorway. It has demised on site car parking, overflow car parking and an adjoining public 'pay and display' car park.

DESCRIPTION

Hall Court was built in 1990 and is arranged in a traditional pavilion format. It is currently home to a variety of professional firms, including solicitors and chartered surveyors, and benefits from the proximity and footfall of Telford Town Centre.

The available accommodation consists of a second floor office suite, which can taken as a whole or split to provide three smaller partitioned suites. The offices have the benefit of carpeted floors throughout with perimeter trunking, gas fired central heating and kitchen facilities. Communal WC facilities are shared with the other tenants of Jordan House.

Outside, demised car parking is available adjacent to the property and there is a permit controlled overflow car park.

ACCOMMODATION

Second Floor Suite:			
Suite a	1,198 sq ft	112 sq m	
Suite b	737 sq ft	69 sq m	
Suite c	776 sq ft	73 sq m	
Total Area	2,731 sq ft	254 sq m	

PLANNING

We understand that the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

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.



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 property is available on a new lease on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

A service charge is levied by the landlord to cover the costs of the maintenance and upkeep of the common areas of the building and estate. For further details please contact the letting agent.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT
Tel: 01952 380000

BUSINESS RATES

The second floor accommodation will need to be re-assessed for business rates, depending on split.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(60).

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 in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006

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Email: nicholas@andrew-dixon.co.uk

Ref: JND/1298



Printcode: 2014423

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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