



## Wright House, Stafford Court Stafford Park 1, Telford, Shropshire, TF3 3BD

- Modern self-contained, two-storey offices extending to 4,978 sq ft (463 sq m)
- Recently refurbished to a high specification, including comfort cooling
- Demise includes 21 allocated car parking spaces on site
- Suitable for alternative uses subject to planning permission
- Prominent location with good access to A442 and M54 motorway

# Wright House

## Stafford Park 1, Telford

### LOCATION

The property is located on Stafford Park, one of Telford's major industrial estates. It lies just off the A442 Queensway, the town's main north to south distributor road, which gives easy access to the M54 motorway at Junction 5 approximately one mile distant. Telford Shopping Centre, which is well served by public transport and offers excellent shopping and service facilities, is only half a mile away.

Wright House enjoys a prominent position at the centre of Stafford Court. Nearby occupiers include Virgin Balloon Flights, Persimmon Homes and Pensionlite. The area is also home to a number of high-tec businesses, motor dealerships, and professional firms including lawyers, accountants and surveyors.

### DESCRIPTION

The property forms part of a modern two-storey office building, which was built around 1986 of steel frame construction with metal and glass clad elevations beneath a metal clad roof. There are two pedestrian access points leading into the building.

The building was refurbished in 2019 and offers a modern, flexible environment in an excellent business location. Each floor provides self-contained office accommodation with kitchen and WC facilities, being fitted out to a good specification with gas fired central heating, suspended ceilings and integral LED lighting and comfort cooling.

Outside, Wright House stands on a total site area of approximately 0.24 acres, including car parking for 21 vehicles and an unloading area to the rear.

### ACCOMMODATION

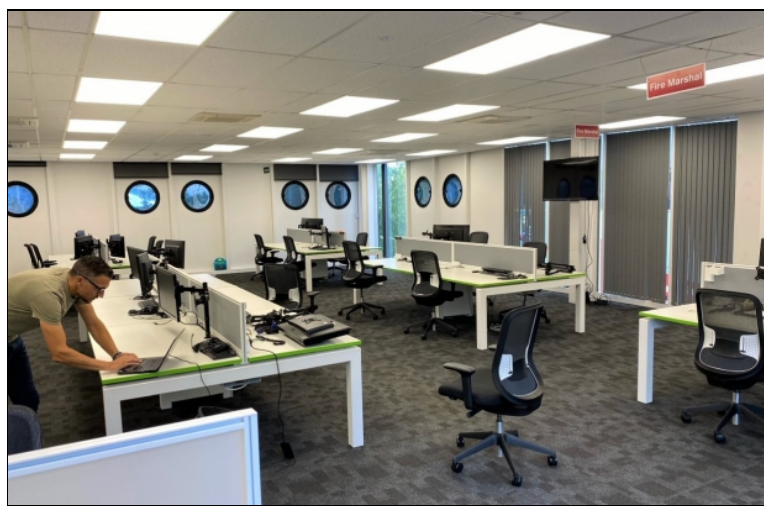
Ground Floor	1,926 sq ft	179 sq m
First Floor	2,141 sq ft	199 sq m
<b>Net Lettable Area</b>	<b>4,067 sq ft</b>	<b>378 sq m</b>
<b>Gross Internal Area</b>	<b>4,978 sq ft</b>	<b>463 sq m</b>

### SERVICES

We understand that mains, water, drainage, 3-Phase electricity and gas are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### PLANNING

We understand the property has planning permission for uses within Class E(g) of the Town & Country Planning (Use Classes) Order 1987 (as amended). The property is also suitable for alternative uses, subject to the necessary planning consent.

### TENURE

Freehold. The property is available to purchase freehold with vacant possession.

### PRICE

Price upon application.

### FIXTURES & FITTINGS

Fixtures and fittings and certain items are also available to purchase separately by negotiation. Please contact the agent for further details.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £23,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(66).

### 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

Mobile: 07957 828 563

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Ref: JND/3729



Printcode: 202185

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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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