

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

MULTI LET OFFICE INVESTMENT



Maple House, Queensway Business Park, Telford, Shropshire, TF1 7UL

- Prominent multi let office investment
- Extending to approximately 10,780 square feet (1,001.58 sq m)
- Currently generating £42,262 per annum with potential to increase upon Unit 3 is let
- Generous parking available on a total site area of circa 0.9 acres
- In one of Telfords newest commercial locations adjacent Hortonwood West

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Maple House

Queensway Business Park, Telford

LOCATION

Maple House is situated on Queensway Business Park in Telford. Queensway Business Park is a modern commercial development, which was carried out by St Modwen Plc in circa 2009. It is conveniently located with direct access onto the A442 and lies on the northern fringe of Telford close to Hortonwood industrial estate and the modern Hortonwood West commercial area. Telford Town Centre and Junction 5 of the M54 motorway are approximately 4 miles to the south. The property itself occupies a prominent position fronting onto the A442. Nearby occupiers include Epson, Makita UK and Rosewood Pet.

DESCRIPTION

Maple House is a multi let two-storey office building comprising a number of self contained office suites within a modern business centre environment, complemented by allocated car parking on secure site with goof vehicle access.

The building has a multi glazed frontage allowing plenty of natural light to the offices and there is a communal entrance and reception area on the ground floor, together with a central communal staircase and passenger lift. There are shared kitchen facilities on both floors and shared WC facilities on the first floor. The offices benefit from suspended ceilings, carpeted floors, air conditioning and electric panel heating.

ACCOMMODATION

Area Description	Sq Ft	Sq M
Total GIA	10,780	1,001.58
Please review the tenancy schedule for individual suite sizes		

PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

The long leasehold interest in the property is available to purchase - 999 years with affect from 12 June 2006

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.



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.



PRICE

£600,000 subject to contract and subject to existing leases

SERVICES

We understand that all mains services 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.

SERVICE CHARGE

A service charge is currently levied by the current owners and invoiced to the tenants for general maintenance, upkeep and cleaning Maple House.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA - Tel: 01952 380000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D-89.

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.

ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment with the Agent's Telford office: Nathan Fern
Contact: Nathan Fern
Direct Line: 01952 521004
Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk
Ref: BNF/4236



Printcode: 2026617

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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Maple House Tenancy Schedule – July 2026

Office	Tenant	Terms	Annual Rent	Service Charge
Unit 1	Cosgrove & Cosgrove Limited	12 months from 01.12.2012	£10,140 pa	£211 per month
Unit 2a	Vista Design (UK) Limited	5 years from 12.06.2018	£3,729 pa	£98 per month
Unit 2b	ETAC Solutions Limited	3 years from 01.06.2015	£5,643 pa	Inc in rent
Unit 2c	Cosgrove & Cosgrove Limited	5 years from 01.01.2026	£1,080 pa	
Unit 3	Vacant			
Unit 4	Cosgrove & Cosgrove Limited	5 years from 01.01.2026	£10,008 pa	£278 per month
Unit 4a	Cosgrove & Cosgrove Limited	5 years from 01.01.2026	£5,454 pa	£152 per month
Meeting Rooms	The Health and Safety Service Limited	5 years from 18.10.2019	£6,208 pa	£192 per month
		Total Rent	£42,262	