



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

- Modern, high quality, self-contained office accommodation
- Refurbished first floor suite of 1,364 sq ft (126.76 sq m) including kitchenette
- Popular office development close to Telford Town Centre
- 5 demised car parking spaces

Hollinswood Court

Telford (Unit 4)

LOCATION

The property is located on the established Hollinswood Court office development on Stafford Park 1, close to the junction with the Hollinswood Interchange on the fringe of Telford Town Centre.

The development is served by a large designated car park and lies a short distance from Telford Central railway station and Telford shopping centre. It enjoys good access to the A442 Queensway, Telford's main north/south distributor road, and to the national motorway network via Junction 5 of the M54 motorway.

Telford New Town lies approximately 15 miles from the county town of Shrewsbury via the M54 and A5 trunk road and approximately 45 miles from Birmingham International Airport.

DESCRIPTION

The property forms part of an attractive terraced courtyard of purpose built office buildings at Hollinswood Court.

Unit 4 comprises a self-contained, end-terraced office block arranged on ground and first floors, accessed from a central core with communal WC facilities on each level.

The available suite is located on the first floor of the building, accessed via the communal entrance lobby on the ground floor. There are ladies and disabled WC's on the ground floor and ladies and gent's WC's on the first floor.

Unit 4 offers a modern office suite, which has been refurbished to a high standard. The accommodation provides open plan office space completed with a kitchenette (including a refrigerator). The suite is carpeted throughout and benefits from a suspended ceiling with recessed lighting. It is fitted with air conditioning and window blinds.

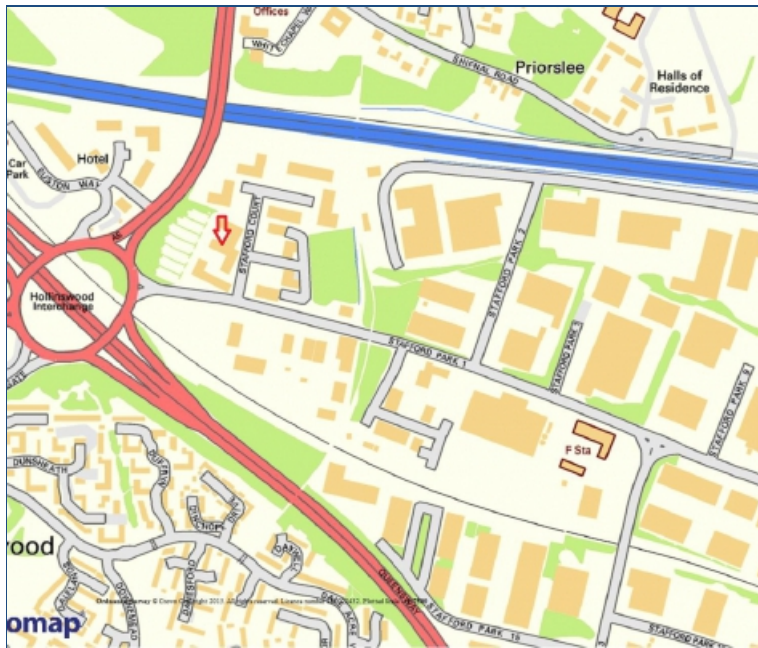
Outside, the suite benefits from 5 demised car parking spaces in the private car park.

ACCOMMODATION

First Floor Suite 1,364 sq ft (126.76 sq m)

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.



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.



PLANNING

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

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

The ingoing tenant will be responsible for a proportionate share of the service charge incurred in the maintenance of the internal and external common areas.

LOCAL AUTHORITY

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

BUSINESS RATES

The property is currently being re-assessed for business rates. Interested parties are advised to make their own enquiries in this regard.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(57).

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

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Ref: JND/1334



Printcode: 2021111

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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