

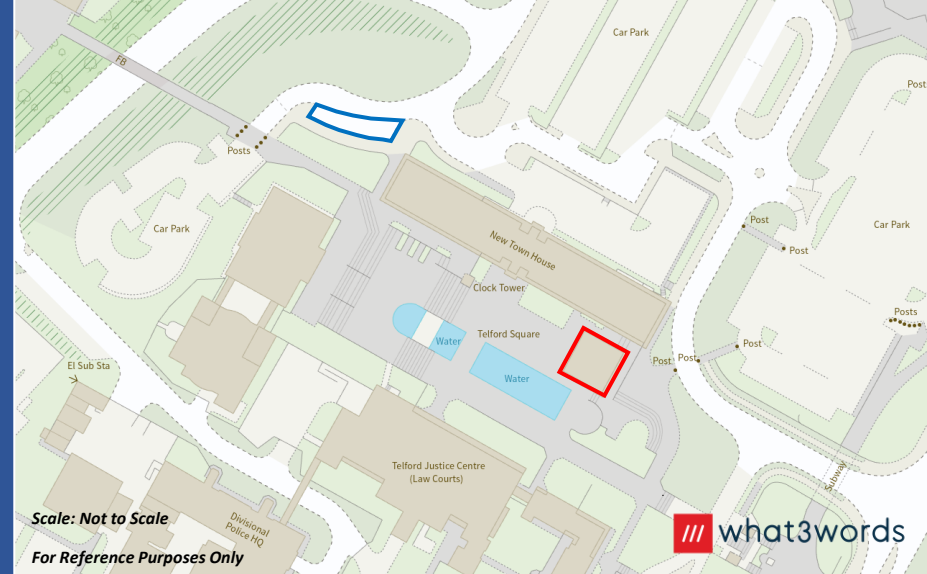


FOR SALE

Courtside House
Telford Square
Telford
TF3 4HX

EXECUTIVE SUMMARY

- Modern two storey detached office building extending to approximately 2,607 sqft (242.3 sqm).
- Occupying a prominent location in the centre of Telford Square within a short walking distance of Telford Town Centre and adjacent to Telford County Court.
- Well-appointed accommodation providing a mix of open plan and cellular offices fitted out to a modern standard.
- Attractive setting with the right to park 10 vehicles in the area marked blue on the adjacent plan, providing a parking ratio of 1:260 sqft.
- For Sale inviting offers in the region of **£375,000** for the freehold interest with the benefit of vacant possession upon completion.



LOCATION

The property is located within the attractive pedestrianised Telford Square amongst the Telford County Court, New Town House (Department for Work and Pensions) and West Mercia Police Station. A large public pay and display car park is located in the immediate vicinity with ODEON Cinema and the Telford Covered Shopping Centre situated nearby.

Located within the heart of England, Telford boasts major road and rail networks with the County Town of Shrewsbury situated 15 miles west and stands on the M54 motorway which provides a gateway to the M6, M5, M42 and M4 motorways.

The town also benefits from an excellent train service with access to Wolverhampton in 24 minutes, Birmingham New Street in 49 minutes and London Euston in 2 hours and 18 minutes.

TRAVEL DISTANCES

Motorways

M54 – 1 Mile
J10 M6 – 18 Miles
J8 M5 – 25 Miles

Cities

Shrewsbury – 15 Miles
Chester – 18 Miles
Birmingham – 33 Miles

Train Stations

Telford Central – 4 minutes
Birmingham New Street – 40 mins
Stafford – 40 mins

Airports

Birmingham Intl – 50 mins
East Midlands – 1 hr 11 mins
Manchester – 1 hr 25 mins



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DESCRIPTION

The property comprises a modern two storey detached office building extending to approximately 2,607 sqft (242.3 sqm) with separate parking for 10 vehicles.

The offices provide high quality accommodation incorporating perimeter trunking, carpeted flooring, gas fired radiator central heating and suspended ceiling with inset LED lighting.

The accommodation is well appointed providing a mixture of open plan and cellular accommodation arranged over 2 floors, with staff facilities and toilets on each level.

ACCOMODATION

| Description | SQFT | SQM |
|---------------------|--------------|--------------|
| Ground Floor | | |
| Offices | 1,300 | 120.8 |
| Kitchen | 109 | 10.1 |
| First Floor | | |
| Offices | 1,125 | 104.6 |
| Kitchen | 73 | 6.8 |
| Total | 2,607 | 242.3 |



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TSR
TOWLER SHAW ROBERTS



GUIDE PRICE

The property is available For Sale inviting offers in the region of **£375,000** for the freehold interest with the benefit of vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Mains water, electricity and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

Further details available from the selling agents upon request.

ENERGY PERFORMANCE RATING

To Be Confirmed.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We understand the property has been elected for VAT.

LEGAL COSTS

Each party are to be responsible for their own legal fees in connection with this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.



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