WELL-APPOINTED HEADQUARTER OFFICES WITH GENEROUS CAR PARKING IN ESTABLISHED BUSINESS PARK LOCATION

TO LET







Bryn Melyn House | 3 Hawksworth Road | Central Park | Telford |
Shropshire | TF2 9TU

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SITUATION

The property occupies a convenient location in Central Park forming part of an attractive designated office park development providing in excess of 250,000 sqft of high-quality office accommodation. Central Park is located close to the Telford Central train station and a short distance from Junction 5 of the M54 motorway and Telford Town Centre itself.

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.

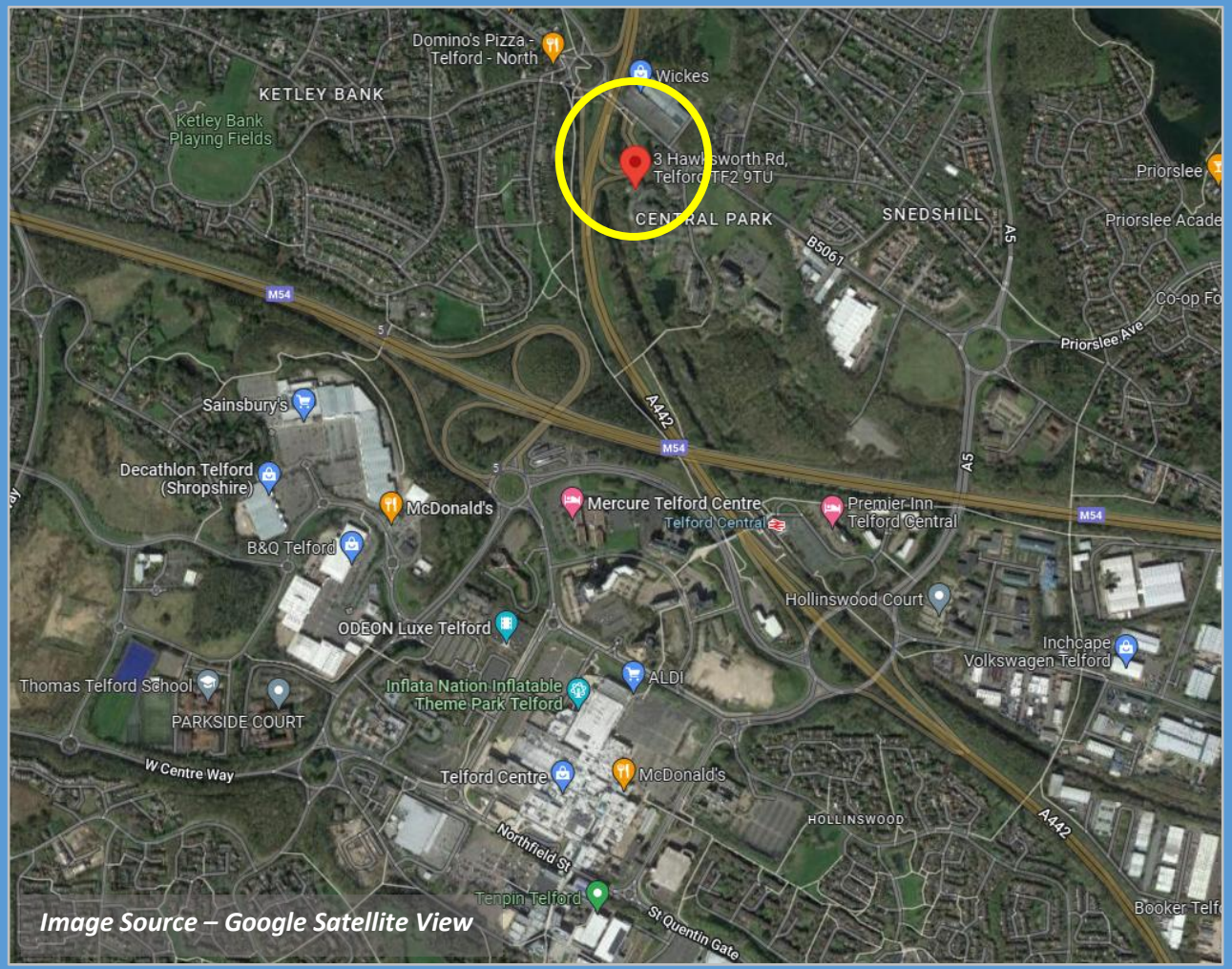
DESCRIPTION

Bryn Melyn House comprises a substantial headquarters office building in an attractive landscaped setting with 29 on-site car parking spaces.

The office building is of a modern, contemporary design extending in total to approximately 8,278 sqft (769.03 sqm) net arranged over two floors and provides flexible cellular / open plan accommodation with good natural lighting throughout and having spacious ground floor reception and welfare facilities.

The premises have the benefit of suspended ceilings with inset LED lighting, carpeted floor finishes, gas fired radiator central heating, perimeter trunking and includes a staff kitchen, separate male and female toilets on each floor with disabled toilets on the ground floor.

Access is provided by a central door leading from the car park area at the front.



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ACCOMMODATION

	SQM	SQFT
Ground Floor		
General Office	385.23	4,147
Separate W.C.'s	-	-
First Floor		
General Offices	383.80	4,131
Separate W.C.'s	-	-
TOTAL	**769.03**	**8,278**

TENURE

The property is held on Lease for a term of 10 years from 30th June 2020 on a Tenant's full repairing and insuring basis.

The current passing rent is £71,000 per annum, increasing to £76,000 per annum in July 2025. The lease also includes a tenant only break option at the end of the 7th year (being 30th June 2027) subject to six months' notice and a penalty fee.

Assignment of the existing Lease is subject to the Landlord's prior consent. A sub-letting may also be considered.

SERVICE CHARGE

A service charge is payable to cover the cost of the upkeep of the communal facilities.

Further details available from the Letting Agents.

VAT

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

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Office and premises
Rateable Value - £61,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

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SERVICES (NOT CHECKED OR TESTED)

It is understood that mains water, gas, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

AVAILABILITY

The property is available for immediate occupation on completion of the legal formalities.

ENERGY PERFORMANCE RATING

Energy Performance Rating: C65

PLANNING

Interested parties are advised to make their own enquiries to the Local Planning Authority regarding their intended use.

LOCAL AUTHORITY

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

LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWING

Strictly by appointment with the Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA.

Toby Shaw

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Important Notice

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