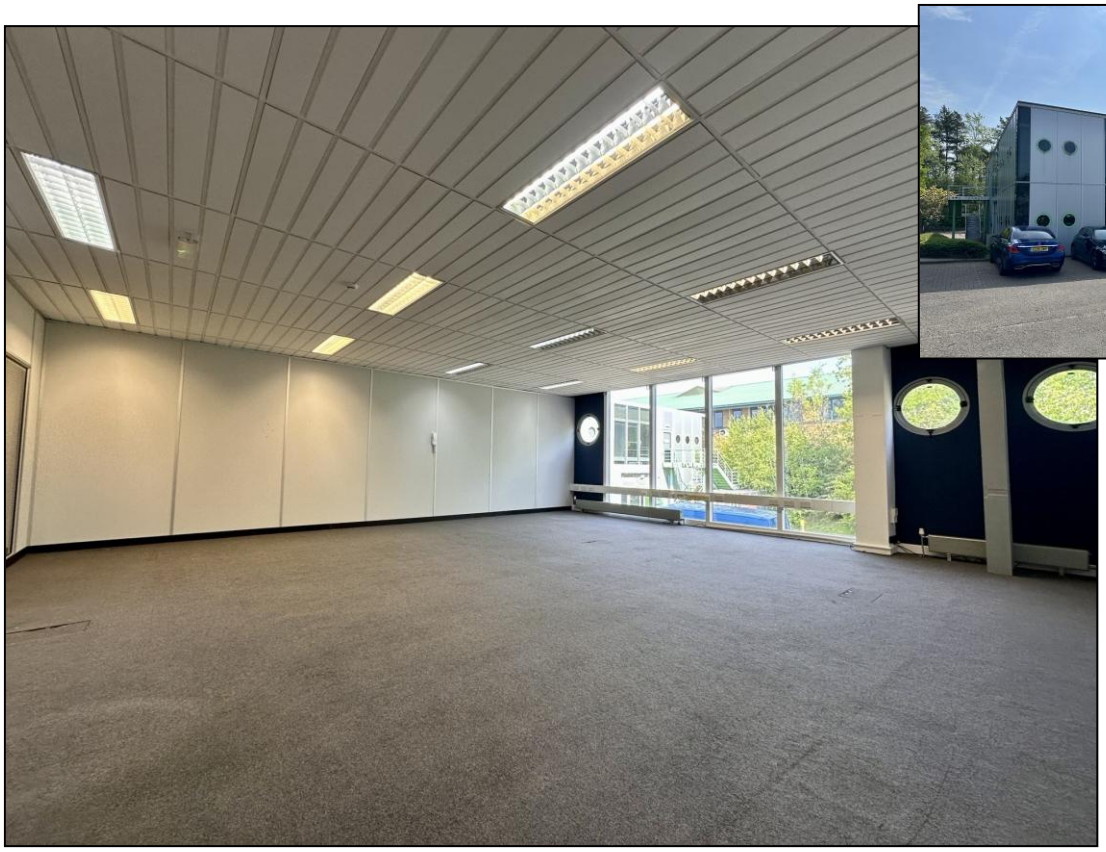
TO LET

TSR
TOWLER SHAW ROBERTS

MODERN FIRST FLOOR OFFICE SUITE WITH ON-SITE PARKING





FIRST FLOOR OFFICE SUITE 2

COALPORT HOUSE

STAFFORD PARK

TELFORD

TF3 3BD

- Modern first floor office suite extending to approximately 728 sqft (67.23 sqm)
- Well-appointed and versatile accommodation providing open plan office accommodation with on-site car parking.
- Conveniently located within walking distance of Telford Railway Station and the Town Centre.
- Available to let on a new lease
- All Inclusive Rent: **£13,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is well located on the established industrial estate of Stafford Park. Stafford Park joins onto a major distributor roadway linking to the A464 dual carriageway, giving direct access to junction 4 of the M54 motorway, less than 1 mile to the north east. There is also nearby access on to the A442 Queensway, Telford's main north/south distributor road.

Telford Town Centre is approximately 1.5 miles away and the County Town of Shrewsbury is approximately 15 miles to the west. Birmingham and Wolverhampton are approximately 35 and 15 miles to the east respectively.

Description

The property comprises an open plan first floor office suite extending to approximately 728 sqft (67.23 sqm) forming part of a modern semi-detached office building. The offices are well appointed having the benefit of fitted blinds, carpeted flooring, suspended ceiling with inset lighting and door entry system.

The property has the benefit of shared W.C and kitchenette facilities, as well as on-site car parking.

Accommodation

	Sqft	Sqm
Suite FF2	728	67.23

Tenure

Suite 2 is available To Let on a new Lease on a Tenant's full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at three yearly intervals.

Rent

Suite 2: £13,000 per annum

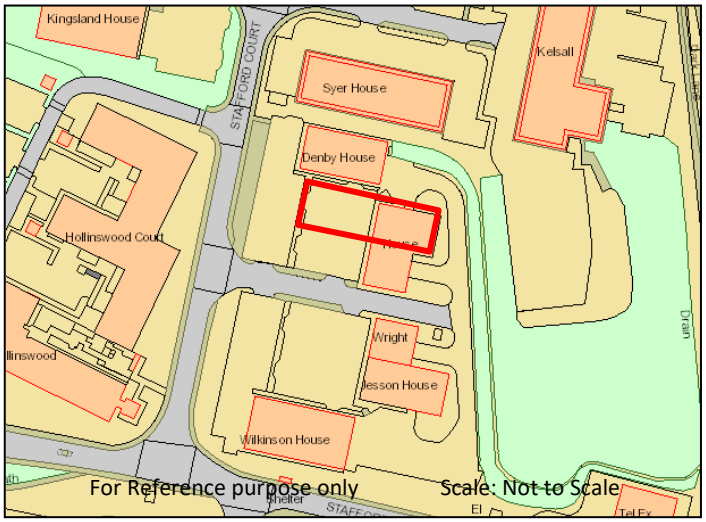
The above rent is inclusive of gas, electricity, water, communal area cleaning, building insurance, external repairs and on-site parking, but exclusive of VAT, business rates, telecoms and internet.

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 – Offices and Premises
Rateable Value – £7,600

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.



Energy Performance Rating

Energy Performance Asset Rating: D 94

Services (Not Checked or Tested)

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

Planning

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

VAT

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

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 sole Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

May 2025 / Amended November 2026

TSR Surveyors
Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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