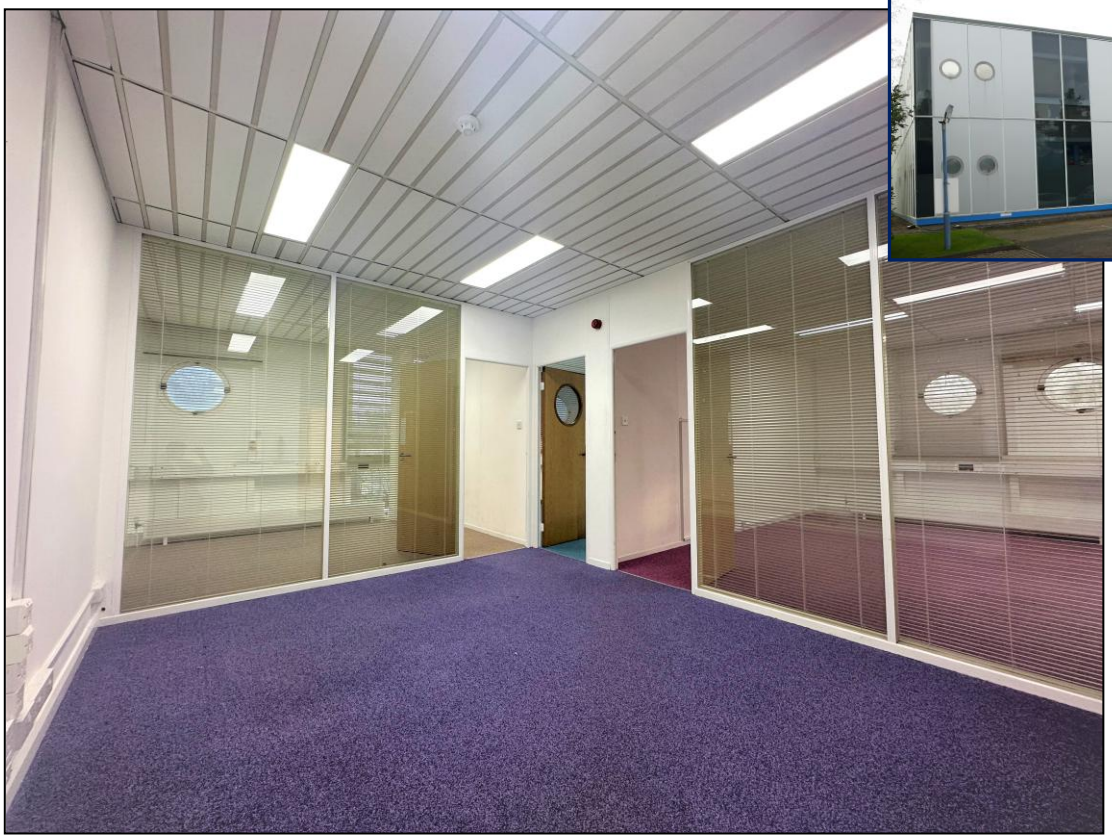
TO LET

TSR
TOWLER SHAW ROBERTS

MODERN FIRST FLOOR OFFICE SUITE WITH ON-SITE CAR PARKING





SUITE 3&6
KINGSLAND HOUSE
STAFFORD COURT
STAFFORD PARK 1
TELFORD
SHROPSHIRE, TF3 3BD

- Modern first floor office suite extending in total to approx. 1,386 sqft (128 sqm) with 6 on-site car parking spaces.
- Well-appointed and versatile accommodation comprising a range of inter-connecting office rooms with shared kitchen and toilet facilities.
- Easily accessible just off Junction 5 of the M54 motorway.
- Convenient location within walking distance of Telford Town Centre and Railways Station.
- Available To Let on a new Lease. Rent: **£11,500** per annum.

Call **01952 210222**

www.tsrsurveyors.co.uk

Location

Kingsland House is conveniently located in the popular Stafford Court, just off Stafford Park 1 on the outskirts of Telford Town Centre with shopping facilities only half a mile to the south west.

Stafford Court is positioned just off the Hollinswood Interchange and the A442 Queensway linking the north and south of Telford. Junction 5 of the M54 motorway is approximately half a mile to the west with Telford Railway Station only a short walking distance away.

Stafford Court is an established Business Park environment with other occupiers including Persimmon Homes, Terry Jones Solicitors, and Earlyworld Children's Nursery.

Telford is the major commercial centre of Shropshire with an expanding population.

Description

This first floor office suite forms part of a modern detached mixed-use building extending in total to approx. 1,386sqft (128 sqm). The premises provide versatile accommodation, partitioned to incorporate a mix of open-plan and cellular inter-connecting office rooms. The accommodation boasts suspended ceilings with inset lighting, carpeted flooring, perimeter trunking and radiator central heating together with the use of shared kitchen and toilet facilities.

Externally the premises benefit from 6 allocated car parking spaces.

Accommodation

	SQFT	SQM
Suite 3	950	88.2
Suite 6	436	40.5
Total	**1,386**	**128.7**
Shared kitchen and toilet facilities		

Tenure

The premises are available To Let on a new lease for a term of three years, or multiples thereof subject to three yearly upward only rent reviews, on a Tenant's apportioned full repairing and insuring basis.

Rent

£11,500 per annum exclusive payable quarterly in advance.

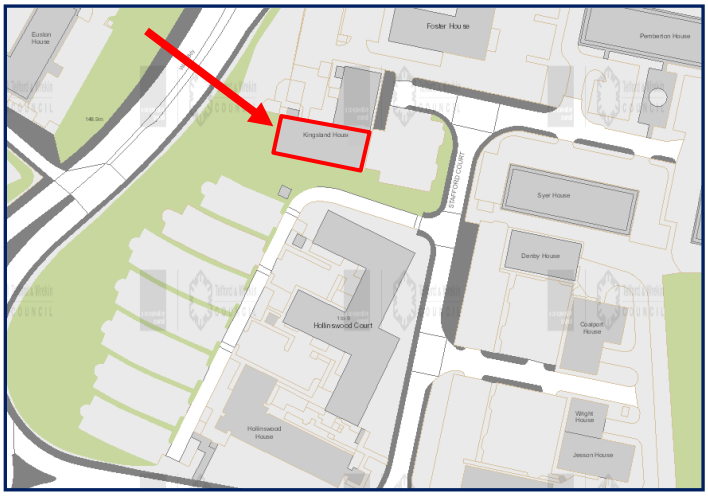
A Service charge is payable in addition. Further details are available from the Letting Agents upon request.

Energy Performance Rating

Energy Performance Asset Rating: C 75

Services (Not checked or tested)

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



For Reference Only Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Offices
Rateable Value – £6,800

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.

Local Authority

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

Legal Costs

The incoming Tenant is responsible for payment of the Landlord's legal costs in connection with the grant of the Lease.

VAT

All costs/prices are subject to VAT at the prevailing rate if applicable. We are advised the Landlord has not elected to charge VAT on the property at the present time.

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

July 2026

TSR House, Brassey Road, Old Potts Way,
Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."