

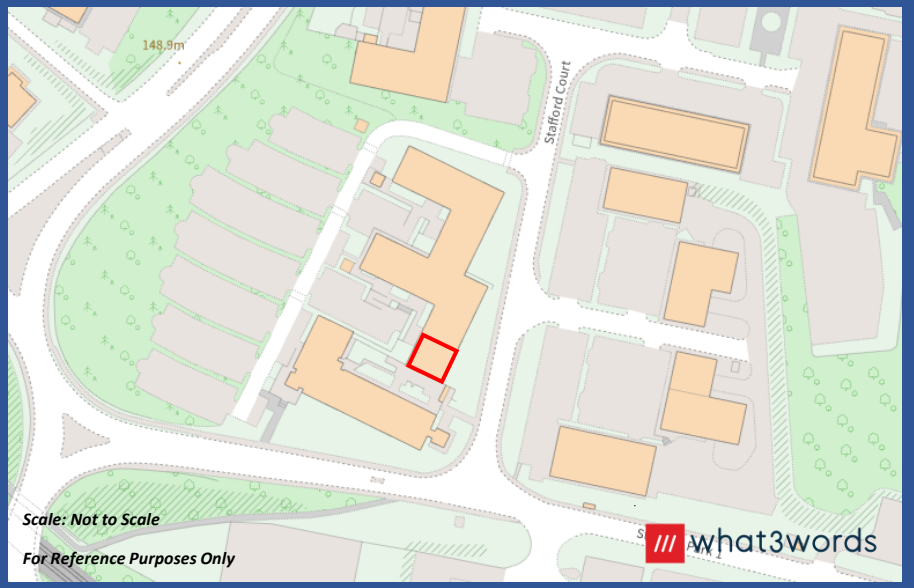
FOR SALE

(MAY LET)

8 Hollinswood Court
Stafford Court
Telford
Shropshire
TF3 3DE

EXECUTIVE SUMMARY

- Modern two storey end of terrace office building extending to approximately 2,554 sqft (237.23 sqm).
- Occupying a prominent location at the entrance to Stafford Court within a short walking distance of Telford Central Railway Station.
- Attractive landscaped setting with 10 car spaces providing a car parking ratio of 1:255 sqft.
- Modern accommodation providing a mixture of open plan and cellular accommodation.
- The freehold property is available For Sale inviting offers in the region of **£395,000** with the benefit of vacant possession upon completion.
- The property is also available To Let on a new lease. Rent £30,000 per annum exclusive.



LOCATION

The property occupies a highly prominent and convenient location within Hollinswood Court at the entrance to the Stafford Court office development. The property is located approx. 1 mile north of Telford Town Centre and benefits from excellent public transport links, with Telford Central Train Station being a short 10-minute walk away.

Hollinswood Court is a premier office location in Stafford Park, located just off the main A442 Queensway, giving access to the north and south of Telford, and within 1 mile of the M54 motorway. The business park has attracted a number of high profile occupiers, such as the NHS, Permission Homes, Telford and Wrekin Council, and has a number of facilities including Earlyworld Nursery an 24/7 Fitness Gym.

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.

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 end of terrace office building extending to approximately 2,554 sqft (237.23 sqm) with on site car parking facilities for 10 cars.

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

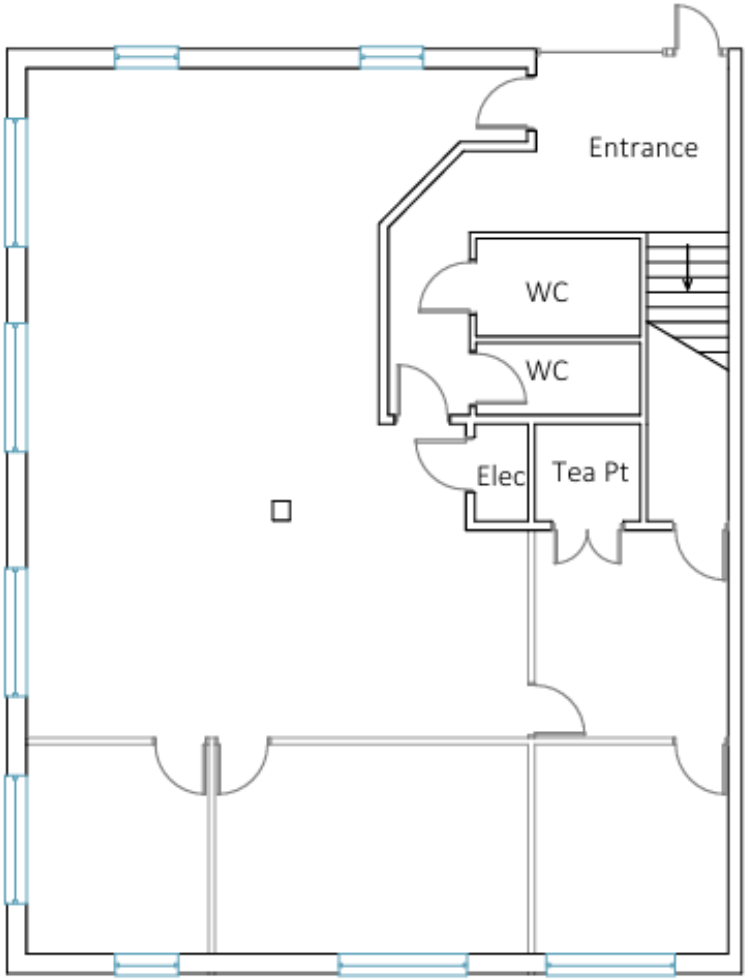
The accommodation is well appointed providing a mixture of open plan and cellular accommodation over 2 floors, with staff facilities and W.Cs on both floors.

The offices are available as a whole or on a floor by floor basis.

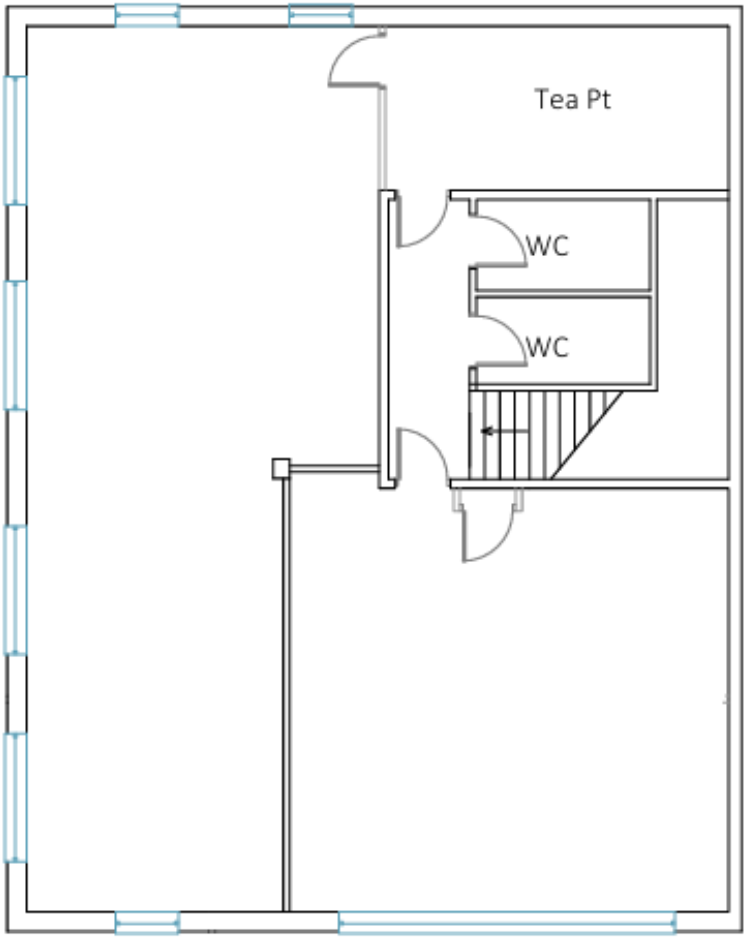


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Ground Floor Plan



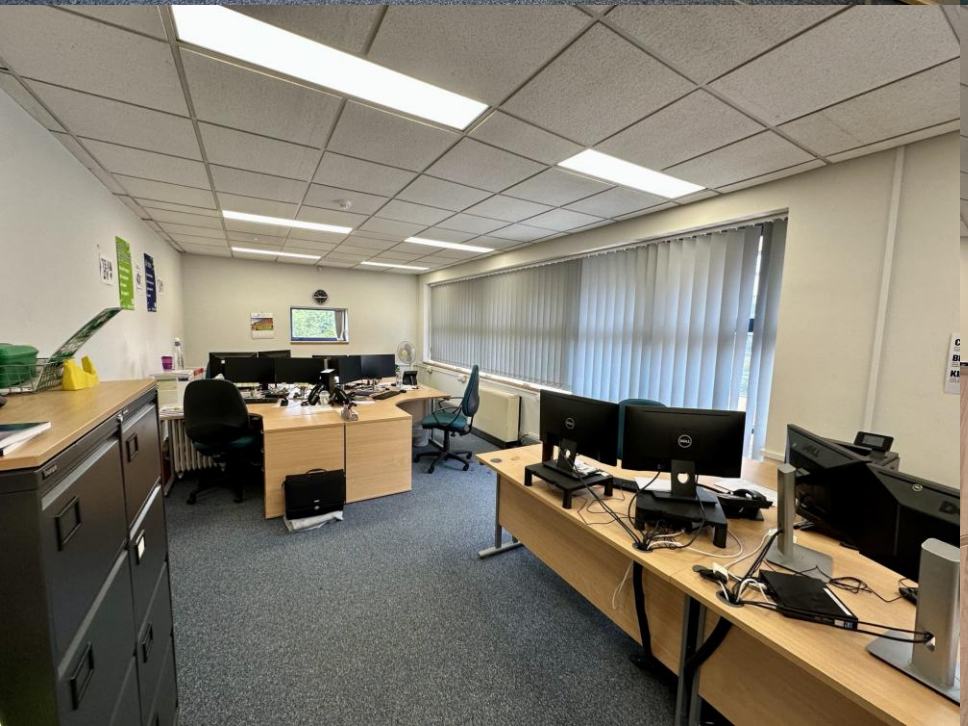
First Floor Plan

For reference purposes only

Not to scale


DY
yaxley







GUIDE PRICE/RENT

The property is available For Sale inviting offers in the region of **£395,000** for the freehold interest with the benefit of vacant possession upon completion.

The property is also available To Let on a new lease. Rent **£30,000** per annum exclusive.

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/letting agents upon request.

ENERGY PERFORMANCE RATING

Energy Performance Rating: B48

Declaration

The Vendor of the property is a connected party to the partners of Towler Shaw Roberts LLP.

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

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