

# TO LET

# TSR

TOWLER SHAW ROBERTS

## MODERN FIRST FLOOR OFFICE SUITE WITH GENEROUS ON-SITE CAR PARKING



**SUITE 1, KINGSLAND  
HOUSE**

**STAFFORD COURT**

**STAFFORD PARK 1**

**TELFORD**

**SHROPSHIRE, TF3 3BD**

- Modern first floor office suite extending in total to approx. 3,146 sqft (292.28 sqm) with 14 on-site car parking spaces
- Well-appointed and versatile accommodation providing a mix of cellular and open plan office areas
- 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: **£21,250** per annum plus VAT.

## Call **01952 210222**

[www.tsrsurveyors.co.uk](http://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 Terry Jones Solicitors, Earlyworld Children's Nursery and Simply Gym.

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. 3,146 sqft (292.28 sqm). The premises provide versatile accommodation, incorporating a range of cellular and open plan offices, reception area, boardroom/training room, general office kitchenette and two file stores. The accommodation boasts suspended ceilings with inset lighting and comfort cooling, carpeted flooring, perimeter trunking and radiator central heating and the use of shared toilet facilities.

Externally the premises benefit from 14 allocated car parking spaces with a further 6 parking spaces available nearby at a small additional charge.

## Accommodation

	SQFT	SQM
Reception	344	32
Office 1	208	19.31
Boardroom/Training Room	498	46.24
Kitchenette	72	6.68
File Store	36	3.37
General Office	1,180	109.65
Office/File Store	185	17.21
Office 2	182	16.92
Office 3	233	21.63
Office 4	207	19.27
<b>Total</b>	<b>3,146</b>	<b>292.28</b>

## Tenure

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

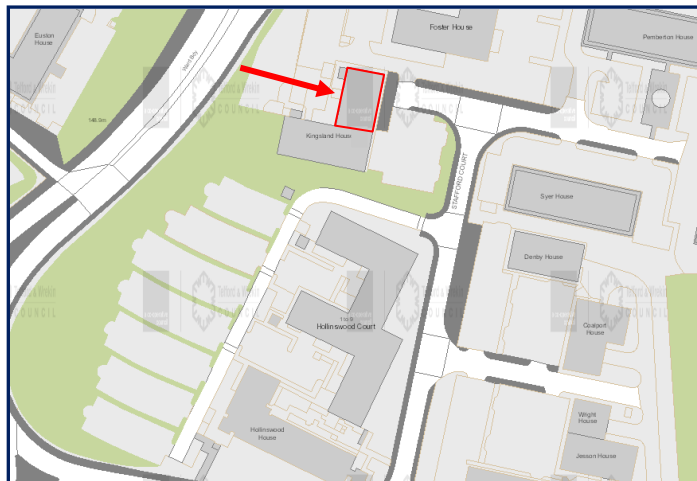
## Rent

**£21,250** 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: D (88)



For Reference Only

Scale: Not to Scale

## Services (Not checked or tested)

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

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Office & Premises

Rateable Value – £19,250

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

Each party are to be responsible for their own legal costs incurred in this transaction.

## VAT

All costs/prices are subject to VAT at the prevailing rate if applicable.

## 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 prior appointment with the sole Letting Agents, Towler Shaw Roberts LLP, Unit 8, Hollinswood Court, Stafford Court, Telford, Shropshire, TF3 3DE. Tel: (01952) 210222.

February 2020

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

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

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

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## Consumer Protection from Unfair Trading Regulations 2008

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