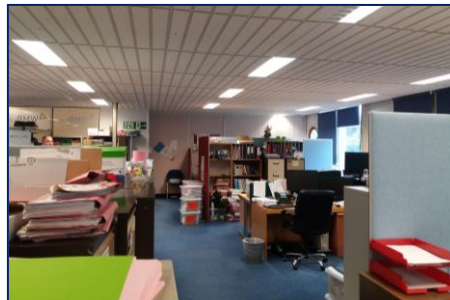


TO LET

TSR

TOWLER SHAW ROBERTS

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



**SUITE 2, KINGSLAND
HOUSE**
STAFFORD COURT
STAFFORD PARK 1
TELFORD
SHROPSHIRE, TF3 3BD

- Modern first floor office suite extending in total to approx. 3,605 sqft (334.81 sqm) with 13 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: **£20,000** per annum plus VAT.

Call 01952 210222

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Description

This first floor office suite forms part of a modern detached mixed use building extending in total to approx. 3,605 sqft (334.81 sqm). The premises provide versatile accommodation, incorporating a range of cellular and open plan offices comprising, reception area, large general office and separate interview/meeting rooms. 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 and kitchenette facilities.

Externally the premises benefit from 13 allocated car parking spaces with further parking spaces available nearby at a small additional charge.

Accommodation

	SQFT	SQM
Reception	266	24.72
Two Interview Rooms	181	16.78
Open Plan General Office	2943	273.41
Two Meeting Rooms	215	20.00
Total	3,605	334.91

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

£20,000 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 77

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 – £19,750

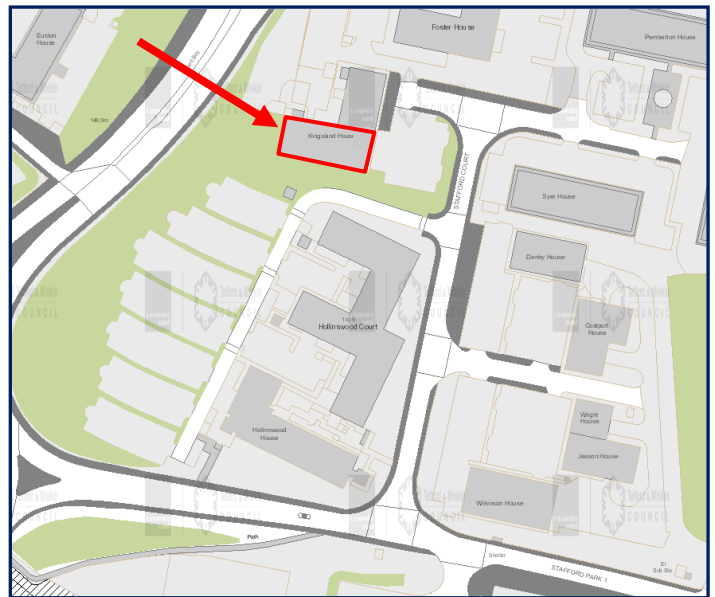
Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

**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**

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4



For Reference Only

Scale: Not to Scale

Local Authority

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

Legal Costs

The incoming Tenant is responsible for 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 that 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 prior appointment with the sole Letting Agents, Towler Shaw Roberts LLP, Unit 8, Hollinswood Court, Stafford Court, Telford, Shropshire, TF3 3DE. Tel: (01952) 210222.

July 2020/
Amended August 2020

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is 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 LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given 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 LLP 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 of Towler Shaw Roberts 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 LLP (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."