

TECHNOLOGY HOUSE
HALESFIELD 7
TELFORD
SHROPSHIRE
TF7 4NA

TO LET



MODERN WELL APPOINTED OFFICE BUILDING WITH GENEROUS
ON-SITE CAR PARKING

EXECUTIVE SUMMARY

- Modern high quality two storey office building providing a total net internal floor area of approx. 2,227 sqft (206.78 sqm).
- Well appointed and versatile accommodation providing a mix of cellular and open plan office areas.
- Generous on-site car parking with 31 allocated spaces.
- Conveniently situated within this popular Commercial / Industrial Estate approximately 4 miles south of Telford Town Centre with good access to the main road network.
- Available To Let on a new Lease. Rent: £20,000 per annum plus VAT.



LOCATION

The property occupies a convenient location within the popular and established Halesfield Industrial Estate approximately 4 miles south of Telford Town Centre with access from the A442 Queensway dual carriageway, which links North and South Telford to the M54 Motorway.

Telford is the major commercial centre of Shropshire with an expanding population and provides an extensive range of shopping, cultural and leisure facilities serving a wide catchment area. The Town is located approximately 15 miles east of Shrewsbury and 35 miles north west of Birmingham and the wider West Midlands conurbation.

DESCRIPTION

Technology House comprises a modern attached two story office building extending in total to 2,227 sqft (206.78 sqm) net internal.

The premises provide well-appointed and versatile accommodation, incorporating a range of cellular and open plan offices with ground floor reception area, kitchenette and separate male and female toilets. The accommodation has been fitted out to a high standard having the benefit of suspended ceilings with inset lighting, carpeted flooring, perimeter trunking, gas fired radiator central heating and fitted window blinds.

The property is set in attractive landscaped grounds and includes generous on-site private car parking at the front with 31 allocated spaces.

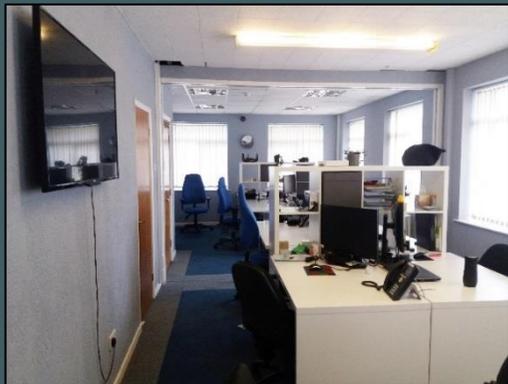
ACCOMMODATION

	SQM	SQFT
<u>Ground Floor</u>		
Front Reception	30.26	326
Office 1	18.94	204
Office 2	17.34	187
Office 3	20.83	224
Separate Male and Female w.c's		
Kitchen	5.01	54
<u>First Floor</u>		
Open Plan Office	88.53	953
Manager's Office	17.62	190
Server Room	2.5	27
Store Room	5.75	62
TOTAL	206.78	2,227



SERVICES

We understand that mains water, electricity and drainage services are connected/available to the property. Gas fired radiator central heating and security alarm systems are installed. Interested parties are advised to make their own enquiries with the relevant utility companies.



TENURE

The property is available To Let on a new Tenant's full repairing and insuring lease on terms to be agreed subject to 3 yearly rent reviews.

RENT

£20,000 per annum exclusive.

Consideration will also be given to sub-division of the property to suit occupier's specific requirements.

PLANNING

It is understood that the property has consent for office use within Class B1 of the Town & County Planning (Use Classes) Order 1987.

Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: D 96

LOCAL AUTHORITY

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



LOCAL AUTHORITY RATES

The property is to be re-assessed for rating purposes.

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.

VAT

All costs / prices are exclusive of but subject to VAT if applicable.

LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in respect of the transaction.

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.

VIEWINGS

Strictly by prior appointment with the sole Letting Agents Towler Shaw Roberts LLP.

Toby Shaw

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Consumer Protection from Unfair Trading Regulations 2008

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