

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN GROUND FLOOR OFFICE SUITE WITH ON-SITE CAR PARKING



SUITE 1
SIGMA HOUSE
HADLEY PARK EAST
TELFORD
SHROPSHIRE
TF1 6QJ

- Well-appointed ground floor office suite extending in total to approximately 1,038 sqft (96.43 sqm) with 5 on-site car parking spaces.
- Forming part of modern detached office building providing contemporary styled accommodation with large open plan general office, boardroom and shared staff toilet facilities.
- Conveniently located within this established office development close to the A442 Queensway dual carriageway with easy access to the main road network.
- Available To Let on a new Under-Lease. Rent: **£10,000 per annum exclusive.**

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Sigma House is prominently situated with roadside frontage to the A442 Queensway dual carriageway in this popular area of Telford close to a range of commercial, retail and leisure facilities including Sainsburys On The Go, Hadley Park House 4 Star Hotel and Fallow Field Hadley Marston's Inn.

The A442 links north and south Telford and provides easy access to Telford Town Centre as well as junctions 4 & 5 of the M54 Motorway, which are all within approximately 3 miles distance. Telford has a central location with Wolverhampton and Birmingham being approximately 19 miles and 35 miles respectively to the north west.

Description

Sigma House comprises a modern detached 2-storey office building with generous on-site car parking. Suite 1 is located on the ground floor and provides contemporary styled accommodation with large open plan general office, boardroom and shared staff toilet facilities. The offices are fitted out to a high specification having the benefit of raised carpeted floors, suspended ceiling with inset lighting, combined heating/comfort cooling and fitted window blinds.

The suite includes 5 designated spaces to the front car park area.

Accommodation

	Sqft	Sqm
Suite 1- Ground Floor	1,038	96.43

Services (Not Checked or Tested)

We are advised that the mains water, gas, electricity and drainage services are available, but interested parties are advised to check the position with their advisors/contractors.

Tenure

The accommodation is available To Let on a new Under-Lease for a term of years to be agreed on a Tenant's apportioned full repairing and insuring basis.

The Under- Lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£10,000 per annum exclusive payable quarterly in advance.

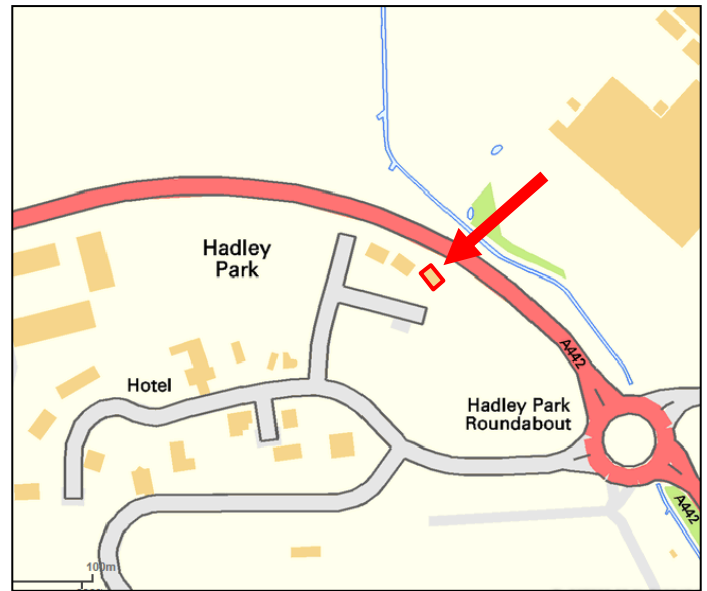
Service Charge

A service charge is levied to cover costs incurred by the Landlord in relation to any communal areas or aspects of the property.

Business Rates

The premises are to be reassessed for business rates.

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: C 55

Planning

It is understood that the property has consent for office use within Class B1 (Business) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

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

Legal Costs

Both parties shall be responsible for their own legal costs incurred in connection with the letting.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood 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 appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

November 2021

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 Tettenthal 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 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."