



**FOR SALE**  
**HIGH QUALITY OFFICE INVESTMENT**

**PRICE: Offers in excess of  
£500,000 (Exclusive)**

**Showing a Net Initial Yield of 6.82 %  
(upon completion of all current lettings)  
after allowing for purchasers costs**

**Quantum House, Hadley Park East, Telford, Shropshire, TF1 6QJ**

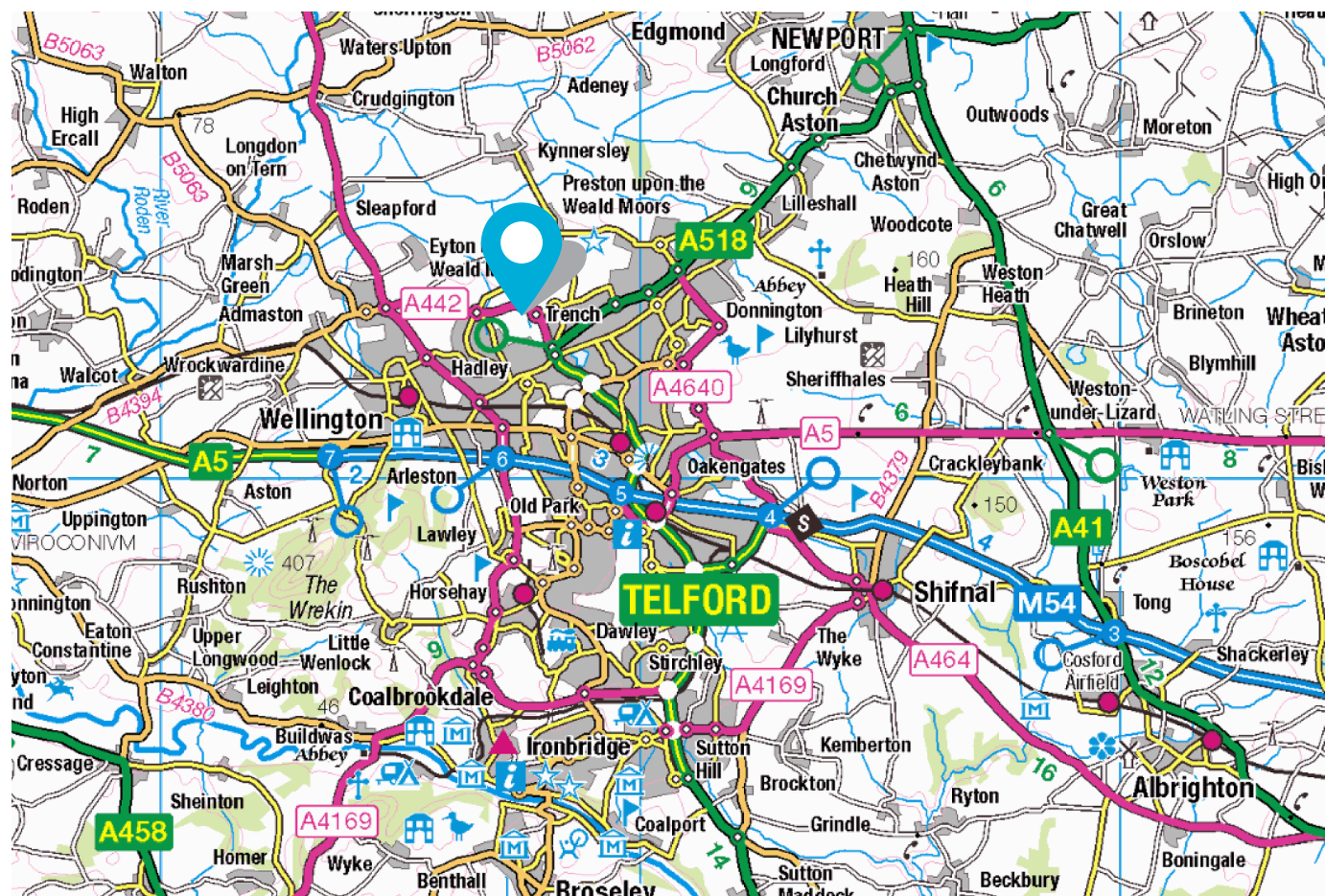
- High quality office investment
- Forming part of a sought after area of Telford benefiting from significant current inward investment in the surrounding area including a new petrol filling station and new trade counter development
- Current Rent £35,596.50 per annum (assuming the completion of the letting of suite 3 rising to £36,545.50 per annum with effect from the 01/05/2020)
- Total Net Internal Floor Area of 4,281 ft sq (397.68 m sq)



A prominently located modern multi let office investment in a sought after area of Telford subject to significant inward investment


#### INVESTMENT SUMMARY


- Multi let Office Investment fronting onto the A442
- WAULT 3.8 years (upon completion of the current letting)
- Net Initial yield of 6.8% (after purchasers costs)
- Purchase available via a Transfer of a Going Concern (TOGC)
- Strong commercial location in a sought after area of Telford subject to significant current inward investment including the current development of a petrol filling station and drive thru and a trade counter development on land adjoining the subject property.
- Potential for further asset management
- Capital Value of £134 per sq ft



 Telford to Birmingham  
 Telford to Manchester  
 Telford to London

38 miles  
 74 miles  
 159 miles

 Birmingham Airport 48 miles  
 Liverpool Airport 67 miles  
 Manchester Airport 63 miles  
 Stanstead Airport 171 miles

 Telford Train Station  
 Telford to London

6 miles  
 3 hours



#### SITUATION

The property forms part of Hadley Park East, which is located to the east of Hortonwood in the town of Telford. The subject property fronts onto the A442 Queensway, which provides access into Telford Town Centre and Junction 5 of the M54. The subject property is located approximately 4 miles north east of Telford Town Centre.

The property is approached from A442 via Hadley Park East and accessed from Silkin Way.

The surrounding occupiers include Fallowfield public house and hotel lodges, Hadley Park House Hotel, Earlyworld Nursery and The Telford Enterprise Hub. There is currently significant inward investment on the adjacent land holdings which comprises of a new petrol filling station and drive thru and a new trade counter development.

Telford is an Administrative and commercial centre with a population at the 2011 census of approximately 166,600 people.

Telford is located approximately 30 miles north west of the City of Birmingham and approximately 13 miles east of the County Town of Shrewsbury.



# FOR SALE OFFICE INVESTMENT

Quantum House, Hadley Park East, Telford, Shropshire, TF1 6QJ

## DESCRIPTION

The property comprises of a two storey detached multi let modern office investment providing a Total Net Internal Floor Area of approximately 4,281 ft sq(397.68 m sq). The offices benefit from a central core with a lift and offer a range of open plan and individual offices.

The property is of traditional steel framed construction clad in part brickwork and horizontal composite cladding and incorporating double glazed window fittings and a ground floor fully glazed central reception. The property sits under a monopitched roof cover clad in profile steel sheeting.

The offices are fitted out with suspended ceilings with recessed lighting and air conditioning cassettes and raised flooring with a carpeted surface.

The property benefits from a generous provision of car parking spaces of 22 spaces (ratio of 1 space per 195 sq ft).





## ACCOMMODATION

(All measurements are approximate)

The Total Net Internal Floor Area is as follows:

	m sq	sq ft
<b>Ground Floor</b>		
Suites 1 and 2	196.37	2,114
<b>First Floor</b>		
Suite 3	96.31	1,037
Suite 4	105	1,130
<b>Total Net Internal Floor Area</b>	<b>397.68</b>	<b>4,281</b>

## TENURE

Freehold under Title Number SL191265

The property is sold subject to the following occupational leases

PROPERTY	TENANT	RENT(PER ANNUM)	TERM
Suites 1 and 2	Quorum Logistic Support Limited	£18,640	5 years from 29/09/17
Suite 3	Under offer	£8,661.50	7 years(rent review and tenants option to determine at the 5th year)
Suite 4	Purple Frog Systems Limited	£8,295 per annum	5 years from 1/05/18 Note the rent increases to £9,244 per annum from the 01/05/2020

(Further details in respect of the letting of suites are available from the selling agents upon request.)

## TOTAL CURRENT RENT

£35,596.50 per annum(assuming the completion of the letting of suite 3 and then rising to £36,545.50 per annum with effect from the 01/05/2020)



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### PRICE

Offers are sought in excess of £500,000 (Five hundred thousand pounds) (Exclusive) showing a Net Initial Yield of 6.8% after deducting normal purchasers costs)

(The purchase is proposed to be completed as TOGC(Transfer of a Going Concern.)

### COVENANT

Quorum Logistic Support Limited (Company Number 04067636) reported shareholders funds of £224,110 for financial year ending 2018

Purple Frog Systems Limited (Company Number 05672331) reported shareholders funds of £136,236 for financial year ending 2019

Further Financial Information is available from the selling agents upon request.







### PLANNING

The property is understood to benefit from planning consent for Use Class B1 (Offices) of The Town and County Use Classes Order 1987.

### RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows;

Suite 1 and 2	Rateable Value	£18,000
Suite 3	Rateable Value	£11,750
Suite 4	Rateable Value	£10,250

Interested parties should make their own enquiries to the local authority.

### SERVICES

(Not tested at the time of our inspection.)

Prospective purchasers are to rely on their own enquiries

Mains Electricity(three phase electricity), gas,water and drainage.  
The property benefits from comfort cooling/heating system.

The property benefits from a two person (300kg) passenger lift.

### EPC

To order



#### LEGAL COSTS

Each Party to be responsible for their own legal costs in respect of this transaction.

#### LOCAL AUTHORITY

Telford and Wrekin Council, Civic Offices, Telford, Shropshire TF3 4WZ

#### DATAROOM

Information relating to the property is available via the data room that has been prepared relating to this investment sale by the selling agents. Further information including access arrangements, is available from the selling agents.

#### VAT

The property is understood to be elected for VAT.

It is proposed that the sale of the property should proceed via A Transfer of a Going Concern (TOGC) further details available upon request from the selling agents.



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## VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing, please contact :

**James Evans**      **07792 222 028**

E: james.evans@halls.gb.com

**Huw Bevan**      **07795 486 267**

E: huwb@halls.gb.com

**Sarah Davies**

E: sarahd@halls.gb.com

**Lucy Wilde**

E: lucyw@halls.gb.com

**01743 450 700**

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

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