

The Property Professionals

**BULLEYS
BRADBURY**

CHARTERED SURVEYORS

bulleysbradbury.co.uk

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET

MODERN GROUND FLOOR OFFICES

**GROUND FLOOR, PLOT D6
HADLEY PARK EAST
TELFORD
SHROPSHIRE
TF1 6QJ**

2,578 sqft (240 sqm)

Ground floor offices

9 Car parking spaces

**Popular office location, adjacent to A442, 4 miles
North of Telford/M54**

bulleysbradbury.co.uk/d6hpe



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

Wolverhampton
01902 713333

01952 292233

Oldbury
0121 544 2121

View more at bulleysbradbury.co.uk

LOCATION

The property is located on the popular Hadley Park East Office Estate, which lies adjacent to the A442 and the Hortonwood Commercial Estate. The A442 provides a dual carriageway link between North and South Telford and gives easy access to Telford Town Centre and Junction 5 of the M54 Motorway, approximately 4 miles to the North.

Hadley Park East has been established as a premier business location in Telford and occupiers include TTC, Network Telecom and Staubli. The park is also home to the Hadley Park House Hotel, Early World Children's Nursery and the Fallow Field Pub and Hotel.

Telford has a central UK location with Wolverhampton and Birmingham being approximately 16 and 35 miles to the South-East respectively.

DESCRIPTION

The property provides a ground floor office, forming part of a prestigious two storey office building completed in 2011.

The ground floor is mainly open plan with meeting room, a partitioned office and data room.

It is fitted with double glazed windows, data cabling and comfort cooling/heating.

ACCOMMODATION

Net internal areas	sqft	sqm
Ground Floor	2,578	240
Total	2,578	240

SERVICES

We are advised that mains water, drainage, electricity and gas are connected or available, however, interested parties are advised to check the position with their advisors/contractors. The property has a comfort cooling/heating system.

RENT/TERMS

Rent/Terms are by negotiation.

SERVICE CHARGE

A service charge is applicable for the maintenance and repair of common areas. Further details upon application.

PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

VAT

All figures quoted do not include VAT which is payable at the current prevailing rate.

EPC

The premises has been awarded an energy rating grade of B:45.

RATES

We are verbally advised by Telford & Wrekin Council that the assessment is as follows:

Ground Floor £21,000 Rateable Value (2018/19)

Subject to Small Business Rates Relief and Transitional Relief/ Surcharges where applicable. Interested parties should enquire to the local Authority to confirm their specific liability on 01952 380000.

WEBSITE

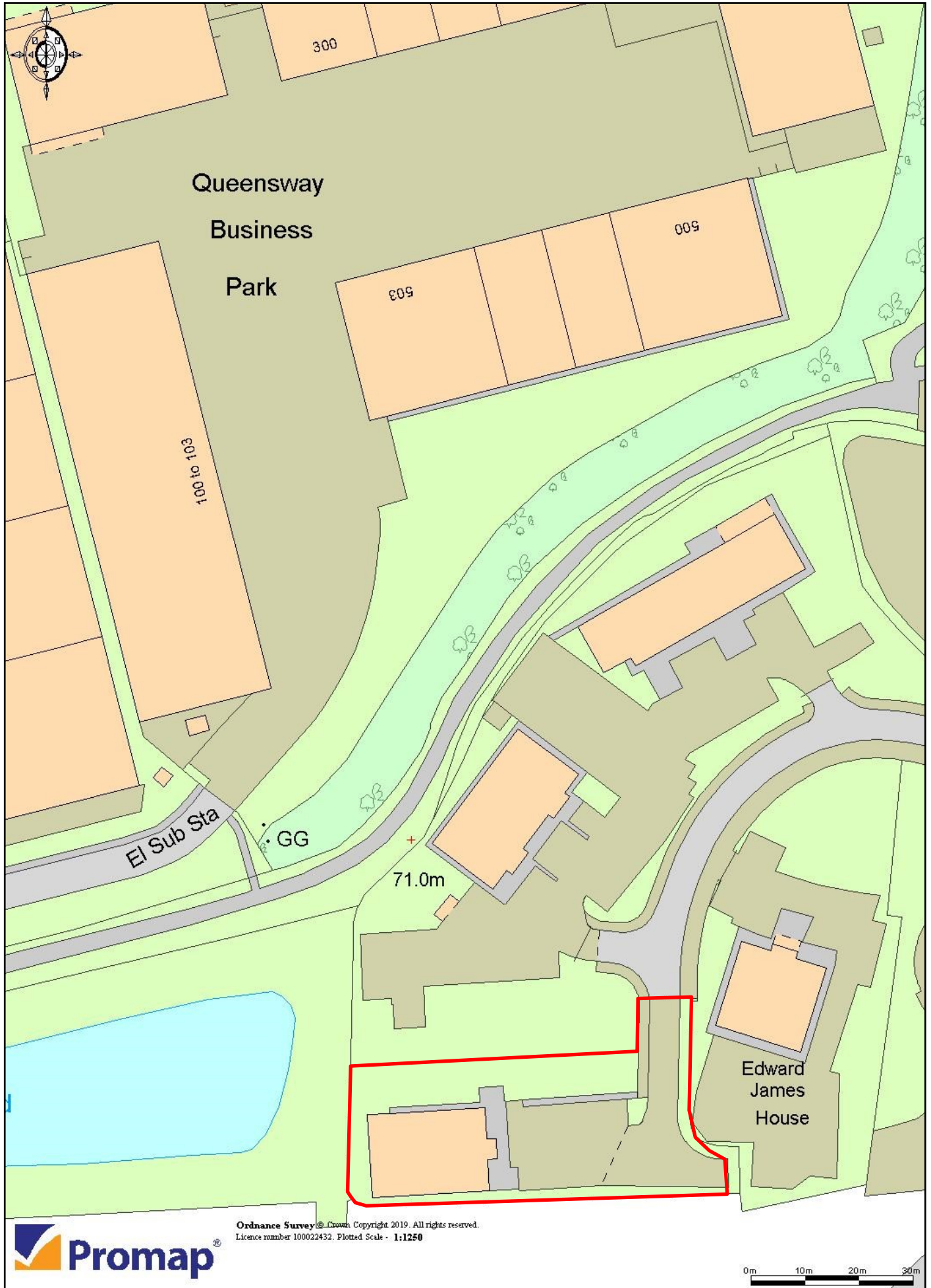
Aerial photography and further information is available at bulleysbradbury.co.uk/d6hpe

VIEWING

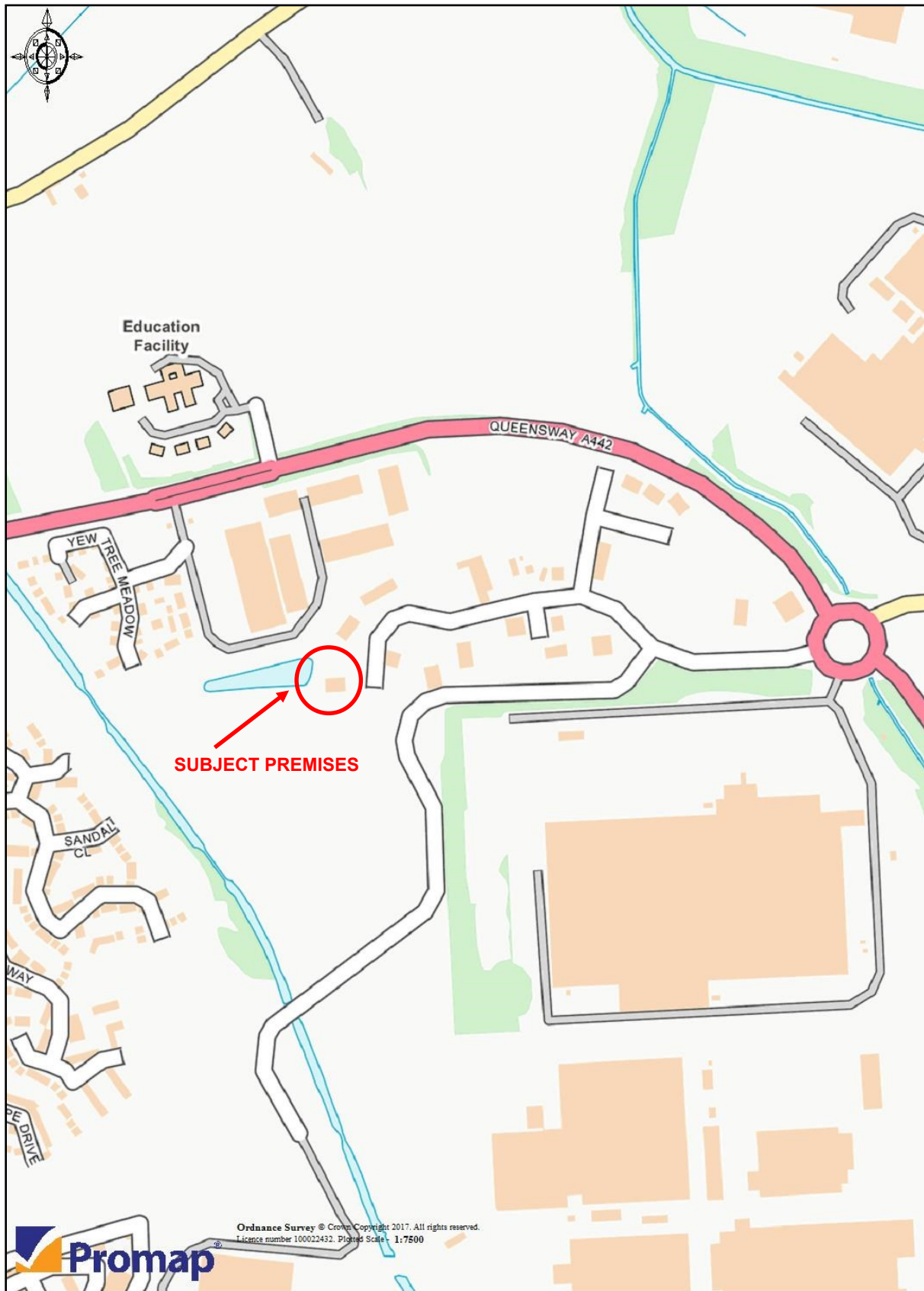
Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details prepared 03.19





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

- Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:
- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
 - (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - (iii) No person in the employment of Bulleys Bradbury has any authority to make or give any representation or warranty whatever in relation to this property.
 - (iv) All rentals and prices are quoted exclusive of VAT.
 - (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
 - (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.