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## TO LET

**REFURBISHED GROUND AND FIRST FLOOR  
OFFICES**

**PEMBERTON HOUSE  
STAFFORD PARK 1  
TELFORD  
SHROPSHIRE, TF3 3BD**

**699 sqft - 2,514 sqft (65 sqm - 234 sqm)**

**Refurbished office suites**

**Extensive on site parking**

**Central Telford location. Close to Telford Centre,  
Railway Station and M54**

**Flexible terms**

**[bulleysbradbury.co.uk/pemberton](http://bulleysbradbury.co.uk/pemberton)**



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## LOCATION

Pemberton House is located in Stafford Court, an established office location forming part of the popular Stafford Park business estate, adjacent to Telford Town Centre.

Other occupiers in the area include a gym, car dealerships, several high-tech businesses and professional firms including Solicitors, Accountants and Surveyors.

Telford Railway Station is a short walk away and there is convenient access to the M56 via J4 and 5, both approximately 1 mile distant.

## DESCRIPTION

The office suites form part of Pemberton House, a modern two storey office building providing a variety of individual ground and first floor office suites. Access is off a communal ground floor entrance with WC's on both levels. The accommodation has been refurbished and/or decorated with offices typically having suspended ceilings, fluorescent strip lighting, carpeted floors, under floor trunking and electric storage heaters/panel heaters.

Suite 10 is to be refurbished.

## ACCOMMODATION

Net internal areas

	Sqft	Sqm	Rent (per annum)
Suite 9b (First Floor)	699	65	£4,369
Suite 10 (First Floor) (to be refurbished)	1,897	176	£11,856

*Available From October 2019*

Suite 3 (Ground Floor)	1,984	184	£14,880
Suite 4 (Ground Floor)	2,514	234	£18,855

Outside, there is extensive allocated on site parking.

## SERVICES

We are advised that mains water, drainage and electricity are connected to the property. The offices are heated by electric storage heaters and warm/cool air units. All interested parties are, however, advised to check the position with their advisors/contractors.

## LEASE TERMS

Offices are available to let on new Tenant's Full Repairing and Insuring Leases. Suites can be taken individually or combined in accordance with specific requirements.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the letting.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Details upon application.

## PLANNING

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

## VAT

All costs/prices are exclusive of but subject to VAT in addition.

## EPC

Suites 3, 9b and 10 have been awarded an EPC rating E. Suite 4 has been awarded an EPC rating D.

## RATES

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

<b>Suites 3 &amp; 4</b>	<b>Suite 9b</b>
Rateable Value: £36,750	Rateable Value: £5,800
<b>Suite 10</b>	
Rateable Value: £15,750	

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

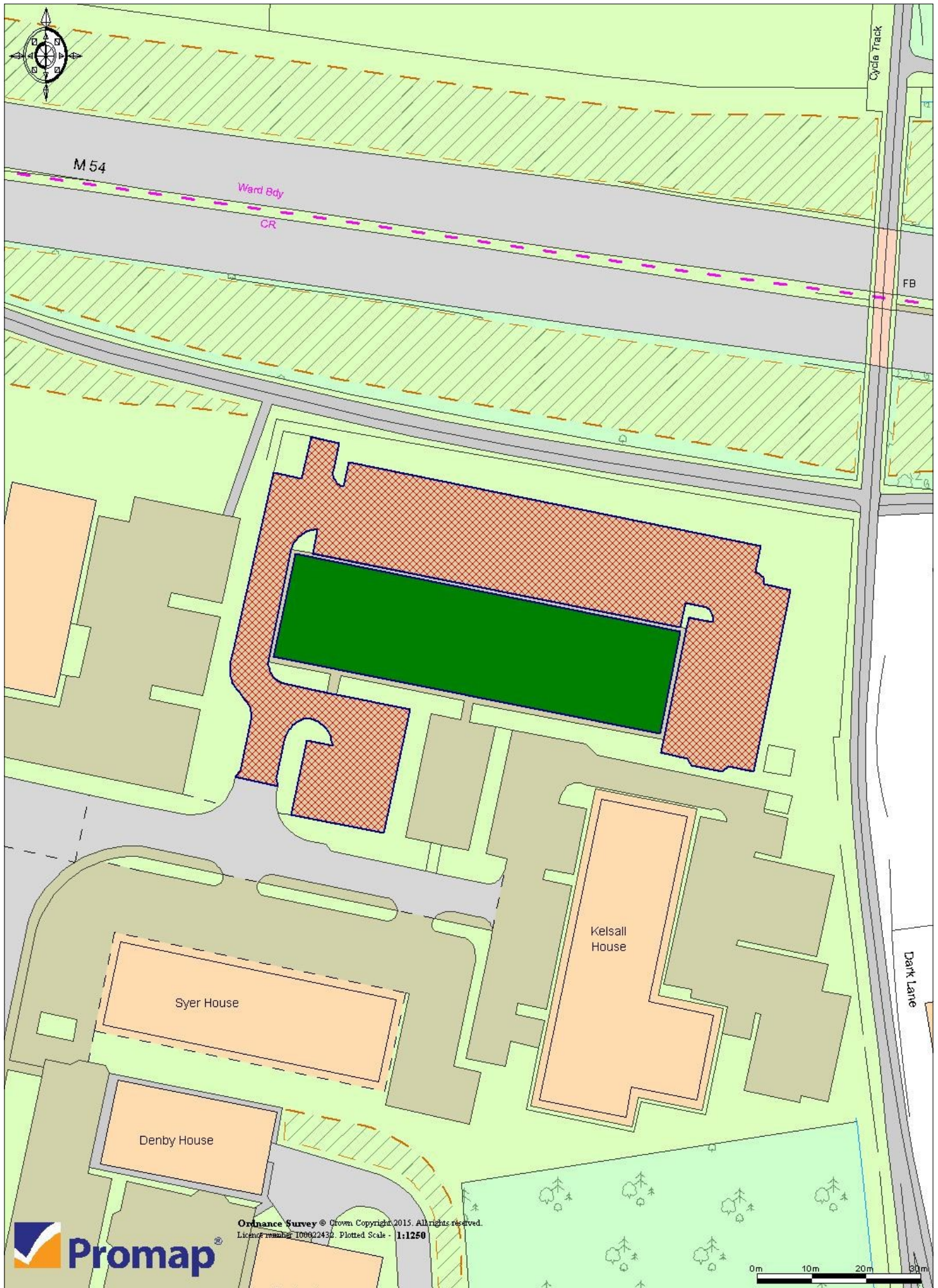
Aerial photography and further information is available at [bulleysbradbury.co.uk/pemberton](http://bulleysbradbury.co.uk/pemberton)

## VIEWING

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

Details amended 06.19





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.