

**Wiggins Lockett  
Thompson**  
Chartered Surveyors

## SERVICED OFFICES TO LET

**RADFORD HOUSE  
STAFFORD PARK 7  
TELFORD  
TF3 3BQ**



- Inclusive rents on flexible terms
- Suites from 140 sqft – 1,600 sqft (13 sqm -148 sqm)
- Extensive allocated & visitor car parking
- Secure site
- Fibre Broadband
- EPC rating – E (108)



### LOCATION

The office premises is located on Stafford Park 7, overlooking the M54 motorway in an established, easily accessible business park known as Stafford Park in Telford, Shropshire. Junction 5 of the M54 is approximately ½ mile to the West and Telford Central railway station is less than 10 minutes walk away.

### DESCRIPTION

Radford House comprises a self-contained two storey office building on a secured site. The offices are accessible via a ground floor reception area, incorporating the main stairwell. There are 10 suites available either separately or via combined agreements. A separate shared meeting room is available for occasional use on the first floor and each floor has w/c and kitchen facilities.

### RENT & AVAILABILITY

See schedule overleaf. VAT and Business Rates are payable in addition (please contact Agent for further assistance).

### VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 •Subject to Contract •Full EPC available on request •Details created 11-17.

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Ironbridge, Telford, Shropshire TF8 7AD  
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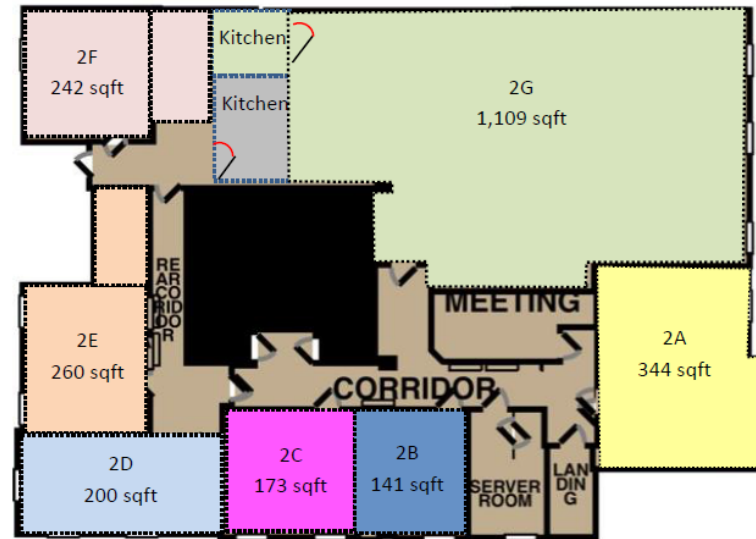
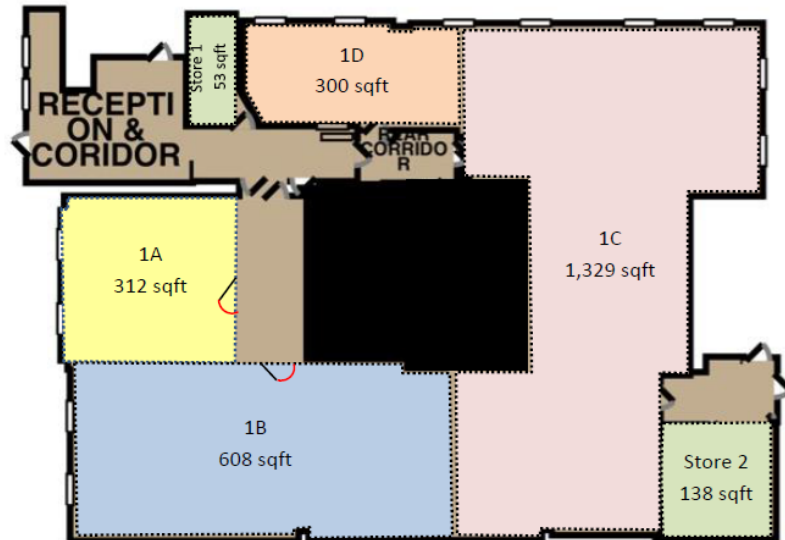
4 Olton Bridge,  
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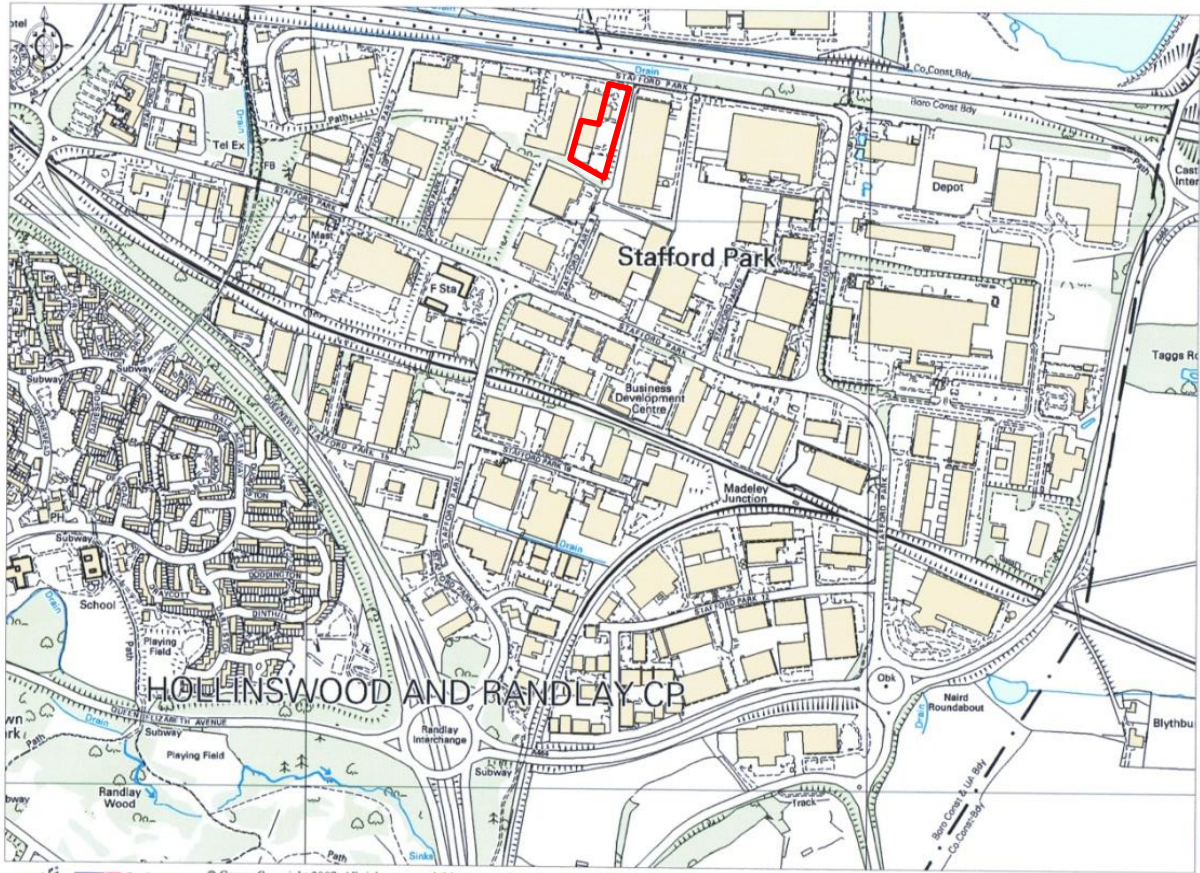
**RICS** Regulated by RICS

Current Availability:

Suite	Status	Size (sq.ft)	Size (sq.m)	All Inclusive Rent (pcm)	Allocated Parking (No of spaces)	Notes
First Floor						
2C	TO LET	173	16	£216.25	2	
2D	TO LET	200	18.6	£233.33	2	



Indicative plans (Subject to alteration)



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