

The Property Professionals

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BRADBURY**

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## TO LET

### OFFICE

**HAWK HOUSE  
4 HAWKSWORTH ROAD  
CENTRAL PARK  
TELFORD  
TF2 9TU**

**4,106 sqft (381 sqm)**

Modern two-storey office building.

Ground floor available (first floor now let).

On site parking.

Telford Town Centre, Telford Railway Station, and J5 M54 within 2 miles.

Competitive terms available.

[bulleysbradbury.co.uk/hawk](http://bulleysbradbury.co.uk/hawk)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

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01902 713333

**01952 292233**

Oldbury  
0121 544 2121

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## LOCATION

The property is located on Hawksworth Road, Central Park, which is one of Telford's main office locations. The Estate is situated just off the A442 Queensway dual carriageway which links North and South Telford. Junction 5 of the M54 motorway, Telford Town Centre and Telford Central Railway Station are all within two miles of the property.

Telford is situated approximately 35 miles North West of Birmingham City Centre and approximately 15 miles East of the county town of Shrewsbury.

## DESCRIPTION

The premises comprise a modern two storey, self contained office building constructed of brick elevations beneath a pitched roof. The offices are approached by a ground floor reception area incorporating male, female, and disabled toilets with further toilet facilities on the first floor. The suites are accessible via a stairwell and passenger lift with internal key pad controlled doors to the main offices.

The accommodation is carpeted, with suspended ceilings incorporating fluorescent lighting, perimeter trunking, double glazed windows, air conditioning, and gas central heating.

## ACCOMMODATION

Net internal areas approximately:

	sqft	sqm
Ground Floor	4,106	381
First Floor - <b><u>Now Let</u></b>	4,153	386
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<b>Total</b>	<b>8,259</b>	<b>767</b>

The property could be divided on a floor-by-floor basis.

## OUTSIDE

Allocated on-site car parking is provided for the whole of the building at 24 plus spaces.

## SERVICES

We understand that water, drainage, gas and electricity are connected or available.

Interested parties are advised to check this position with their adviser/contractors.

## PLANNING

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

## RENTAL

£24,636 per annum exclusive.

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease on a term to be agreed.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

## RATES

Rateable Value:

Ground Floor: £32,750

Interested parties should enquire to the local authority to confirm their specific liability on 01952 380000.

## VAT

All figures quoted do not include VAT, which may be payable at the current prevailing rate.

## EPC

An EPC has been carried out on this property. The property has been awarded a Grade D-79.

## WEBSITE

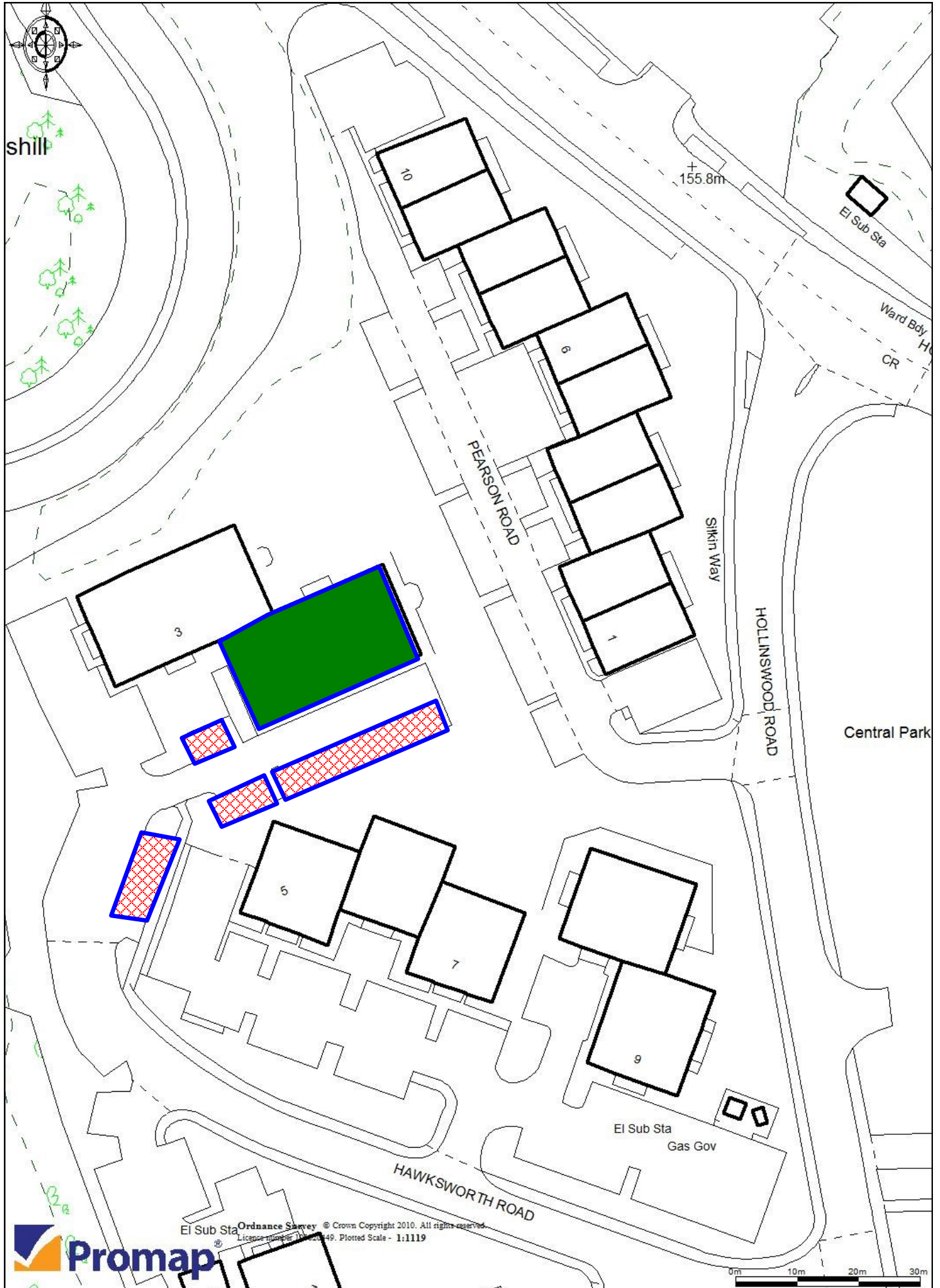
Aerial photography and further information is available at [bulleys.co.uk/hawk](http://bulleys.co.uk/hawk).

## VIEWING

**Strictly** by the prior appointment with the joint letting agents, Bulleys Bradbury on 01952 292233 or Andrew Dixon & Company on 01952 521000.

Details amended 09/18.









#### 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.
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