



## Capital House, Hadley Park East Telford, Shropshire, TF1 6QJ

- Modern well appointed offices from 3,356 sq ft - 6,736 sq ft (312 sq m - 626 sq m)
- Accommodation available as a whole or in part
- Comfort/climate controlled air conditioning and heating system
- Ample on site car parking allocation and CCTV security system
- Easy access to the A442 Queensway dual carriageway

# Capital House Hadley Park East

## LOCATION

The property is located on Hadley Park East, a modern and attractive office campus development on the northern fringe of Telford New Town, and supplemented by the nearby Hadley Park House Hotel, Earlyworld children's nursery and Marston's public house. The site is accessed from the A442 Queensway some three miles north of Telford Town Centre, which links with the motorway system at Junctions 4 and 5 of the M54.

The property itself is accessed off the Hadley Park roundabout along Hadley Park East and enjoys a stand alone position set back from the road. Other occupiers on the campus include Staubli, TTC and Telford Reprographics.

## DESCRIPTION

The property comprises a modern two-storey office building, which was built to a bespoke design in 2007, being of cavity brick construction beneath a pitched tiled roof. It has double glazed aluminium powder coated windows and doors and benefits from two separate entrance points.

The accommodation is split to provide four well-appointed office suites with the benefit of suspended ceilings, raised floors, two staircases and a passenger lift, four sets of toilets including disabled facilities, and air conditioning. The building incorporates up to date fixtures and fittings and is finished to very high standard generally.

Externally, there is a brick paved car parking area to the front and an additional stoned car park to the rear. The entrance is controlled by a security barrier system. There are also some areas of landscaping to the front and side and a smoking shelter to the left hand side of the building.

## ACCOMMODATION

### Ground Floor:

Front suite	1,691 sq ft	157.18 sq m
Rear suite	1,665 sq ft	154.72 sq m
	<b>3,356 sq ft</b>	<b>312 sq m</b>

### First Floor:

Front suite	1,715 sq ft	159.36 sq m
Rear suite	1,665 sq ft	154.72 sq m
	<b>3,380 sq ft</b>	<b>314 sq m</b>

<b>Total Area</b>	<b>6,736 sq ft</b>	<b>626 sq m</b>
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## SERVICES

We understand that mains water, electricity and drainage are connected or available to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

## TENURE

Leasehold: The property is available to let on a sublease of part or whole, or on an assignment of the whole building. For further details please contact the letting agent.

## RENT

Rent upon application.

## LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

## BUSINESS RATES

According to the Valuation Office website, the rateable value of the property in the 2017 rating list is £49,000.

## ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of (D)92.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

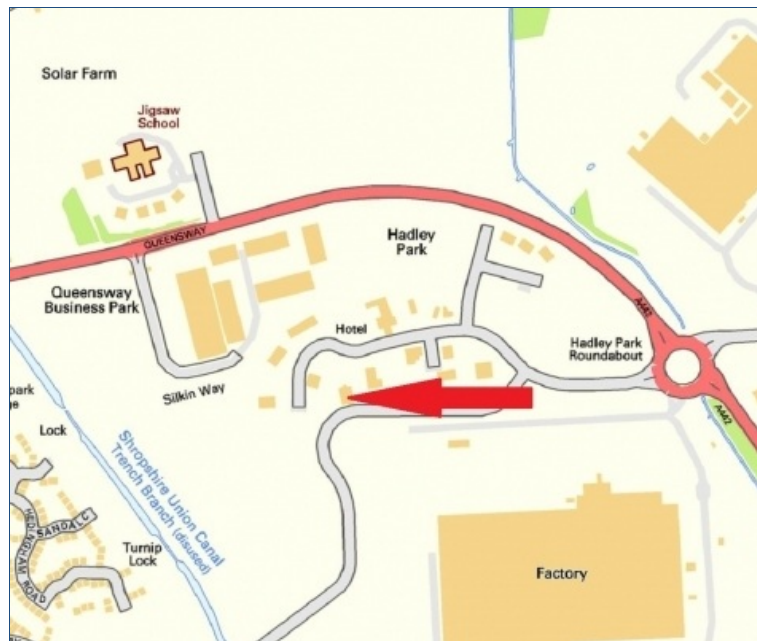
Ref: AGS/3546



Printcode: 2016817

## What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.



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