

Following refurbishment

# To Let/May Sell



## Hollinswood House

Stafford Park 1, Telford TF3 3BD



**Net Internal Area 35,199ft<sup>2</sup> (3,270m<sup>2</sup>), will split.**



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Telford & Wrekin  
COUNCIL

# Hollinswood House, Stafford Park 1, Telford TF3 3BD

## Location

Telford is located within the Borough of Telford & Wrekin, Shropshire, approximately 56km (35 miles) north-west of Birmingham, 34km (21 miles) west of Wolverhampton, and 273km (170 miles) north-west of London.

Road communications are excellent with the town straddling the M54 motorway and being accessed from Junctions 4, 5 and 6. The M54 connects with the M6, approximately 32km (20 miles) to the east and the national motorway network thereafter.

Rail links to both Birmingham and London (via Birmingham) are excellent with fastest journey times of 40 minutes and 2 hours 25 minutes respectively. Up to 4 services per hour operate to Birmingham at peak times. Birmingham airport is located approximately 74km (46 miles) to the south-east, operating extensive domestic and international services.

Telford was a designated New Town between 1968 and 1991 and this has provided the impetus for the town to become a significant regional office centre. Major office occupiers in the town include Royal Bank of Scotland, Inland Revenue, Windsor Life Assurance, Cap Gemini and Land Registry.



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## Situation

Hollinswood House is situated on Stafford Park 1, one of the three principal business and commercial areas of the town, approximately 1.6km (1 mile) north-east of the town centre. The property is prominently located fronting Hollinswood Interchange and is located 0.64km (0.4 miles) south-east of Telford mainline railway station and 1.2km (0.8 miles) from Junction 5 of the M54. This area is an excellent mixed use business location with professional office uses, manufacturers and major car retailers.

## Description

The property comprises a self contained office building over four storeys and is constructed in an 'L Shaped' configuration, providing modern open plan office accommodation totalling approximately 35,199ft<sup>2</sup> (3270m<sup>2</sup> N.I.A). The premises are constructed of brick elevations under a composite slate clad roof.

## Refurbishment

There will shortly be commencing an internal refurbishment of the premises, planned for completion in Spring 2019.

The office specification includes:

- Central heating
- Powder coated double glazed windows
- Perimeter trunking
- Suspended ceilings with integral fluorescent lighting
- Shared kitchen to each floor
- Male, female and disabled WCs on all floors
- 2 x 630kg passenger lifts
- Shared reception

There are a total of 139 car parking spaces provided with this building.



Above: Hollinswood House, main reception

## Accommodation

The property has been measured on a net internal area basis and provides the following approximate accommodation:

Description	Use	Sq m	Sq ft
Ground Floor	Offices	774	8,331
First Floor	Offices	832	8,956
Second Floor	Offices	832	8,956
Third Floor	Offices	832	8,956
<b>Total</b>		<b>3,270</b>	<b>35,199</b>

## Lease Terms

The suites are available to let by way of a new lease upon terms to be negotiated. Telford & Wrekin Council may be prepared to sell the Freehold.

## Service Charge

An annual service charge is levied in respect of common services provided within the building, and included grounds maintenance of the Stafford Court Estate.

## Business Rates

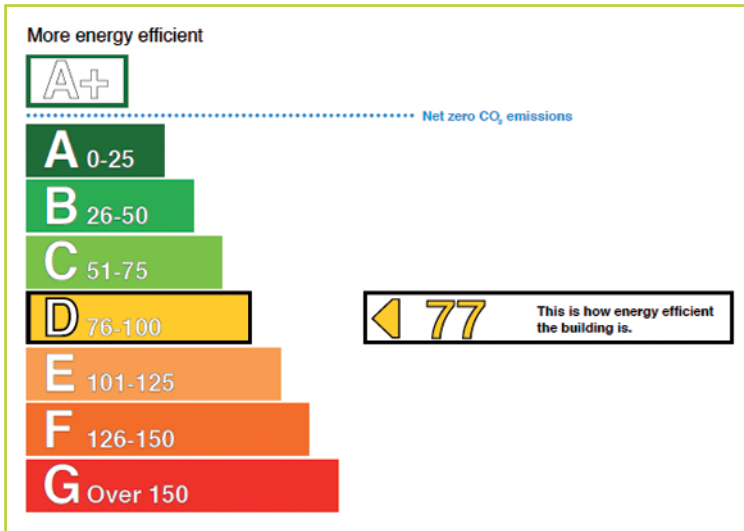
Rateable values are as follows:

Suite	Rateable Value
G.1	£20,500
G.2	£48,000
1.1	£48,000
1.2	£28,000
2.2	£27,250
3.2	£27,500
2.1 + 3.1	£77,000 to be split

## Legal Costs

The ingoing Lessee shall be responsible for meeting the Authority's Legal and Surveyors fees incurred in the transaction.

## Energy Performance Certificate



## Viewing

To arrange a viewing or for further details please contact:

**Caroline Tudor/Mandy Williams**

Tel: 01952 384333

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
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