

To Let



Suites 3 & 4 Syer House

Stafford Court, Stafford Park 1, Telford TF3 3BD



Modern, self-contained ground floor multi office development

Suites 3 & 4 extend in total to 4521ft²/420m²

On site allocated private parking



01952 384333



estates&investments@telford.gov.uk



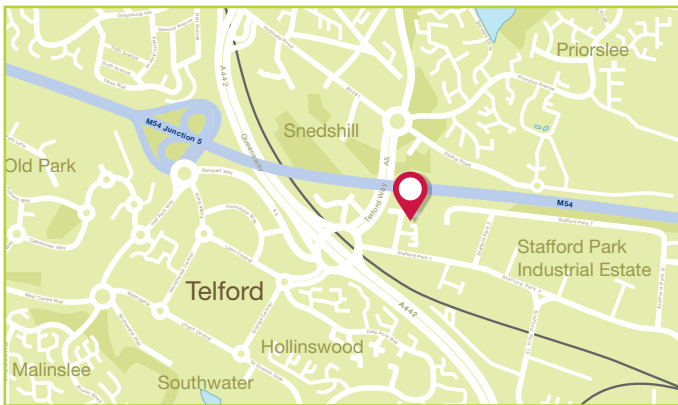
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Location

Telford is located within the Borough of Telford & Wrekin, Shropshire, approximately 56km (35 miles) northwest 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.



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Situation

Syer 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. This area is an excellent mixed use business location with professional office uses, manufacturers and major car retailers.

Description

The ground floor suites form part of a multi let two storey building comprising eight individual offices with allocated parking. The accommodation is approached by a shared ground floor entrance with intercom access, and has communal wc's on both levels.

Accommodation

4,521ft² / 420m²

Tenure

The suites are available to let by way of a new lease upon terms to be negotiated.

Rent

Upon application.

Services

We understand that mains electricity, water and drainage are connected. All suites have separate electricity meters.

Service Charge

An annual service charge is levied in respect of repairs, maintenance, common services of the building and included grounds maintenance of Syer House estate.

Energy Performance Certificate



Non Domestic Rates

The current rateable value for Suites 3 & 4 is estimated to be £45,000 per annum. Tenant to contact District Valuer directly should they require to split the Suites with an alternative arrangement.

Viewings

To arrange a viewing or for further information, please contact:

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- (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 lessees 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.
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