

To Let



Unit 301 - Queensway Business Park Hadley Park, Telford TF1 7UL



Queensway Business park is a 20 acre self contained site with its own security gated entrance. The Business Park has a traffic light controlled junction to Queensway and is surrounded by "Silkin Way" and a pleasant area of mature landscaping.

Unit 301 = 237m² (2,556ft²)



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Telford & Wrekin
COUNCIL

Unit 301 - Queensway Business Park, Hadley Park, Telford TF1 7UL

Site Management

Queensway Business Park is a managed estate. Services provided include 24 hour security, landscaping and maintenance, the costs of which are recovered through a service charge.

Specification

- Steel portal frame construction
- Minimum height from 5 to 6 metre to top of haunch
- Brick and profile metal clad elevations
- Power floated reinforced concrete floors
- On site parking
- All main services including gas

Lease Terms

The office accommodation is available to lease on the following terms and conditions:

- Rent: £13,400 p.a. excl + VAT
- Term: Minimum 3 yr lease
- Service Charge: An annual service charge is levied in respect of landlords services and maintenance of common areas ground maintenance. The current service charge is £728.20 p.a plus VAT.
- Insurance: Off charged by Estate Landlord the current premium for Y/C 1.1.19 is £428.69 plus VAT.
- Repairs: The tenant will have a full repairing obligation
- Rates: Current Rateable Value £13,750
- Planning: Planning consent for uses with classes B1(b) & (c) B2 and B8
- Legal Costs: The incoming Tenant shall be responsible for meeting the Authority's Legal and Surveyors fees incurred in the transaction

Services

All usual services are connected.

Location

Queensway Business Park is located adjacent to the A442 Queensway on the northern fringe of Telford in an area of commercial development along side the

Hortonwood Industrial Estate. The property is situated approximately four miles north of Telford Town Centre and junction 5 of the M54 motorway.

Travel distances:

Shrewsbury	15 miles
Wolverhampton	19 miles
Birmingham	35 miles
London	147 miles

Satellite navigation:

TF1 7UL

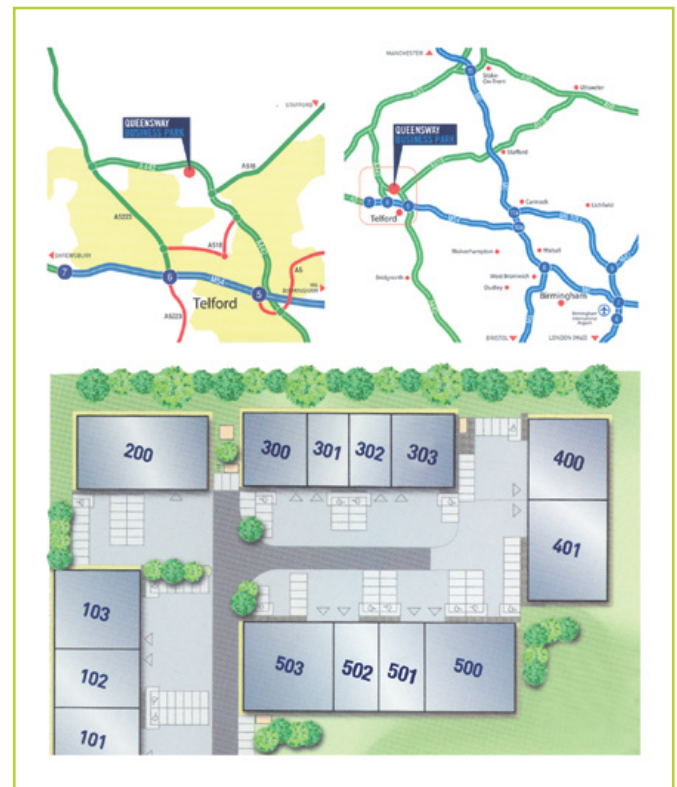
Viewing

To arrange a viewing or for further details please contact:

Estates & Investments:

Tel: 01952 384333
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Telford & Wrekin Council,
Estates & Investments,
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Larkin Way, Telford TF1 1LX



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MISREPRESENTATION ACT 1967

- (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.
- (iii) 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.

- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.
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Designed by the Design Team, Corporate Communications.
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