

To Let



9 Hawksworth Road, First Floor
Central Park, Telford TF2 9TU



Modern high quality first floor office, accommodation extending to approximately 260m² (2,798ft²)

Prominent site with eight allocated parking spaces

Available on flexible lease terms

Excellent access to Junctions 4 and 5 of the M54 motorway



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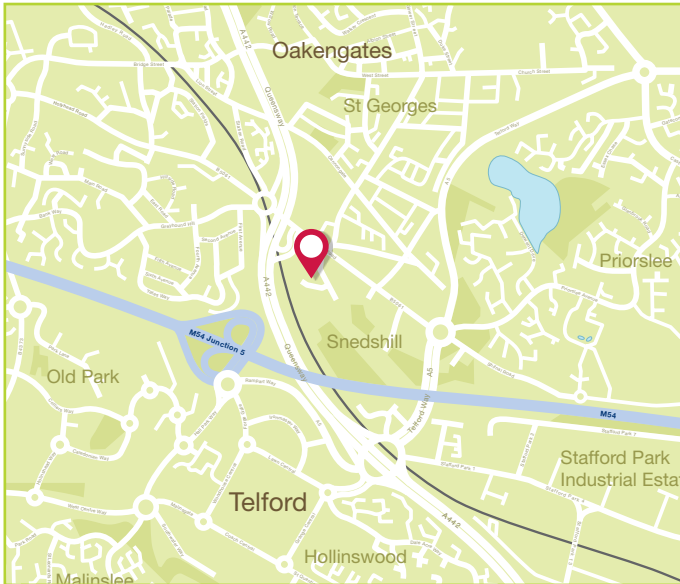
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Location

9 Hawksworth Road is located on the established Central Park, accessed from the old A5 close to the interchange with the A442 dual carriageway. The town centre and Junction 5 of the M54 motorway are approximately 1.5 miles to the south. Central Park consists of a 250,000 square foot office development on 20 areas of landscaped grounds.



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Description

9 Hawksworth Road is a self contained, two storey modern office building constructed with brick elevations beneath a pitched, tiled roof. The offices are accessed via a ground floor reception area incorporating a core to include w.c. stairwell and a secure entry system. The office accommodation offers flexible open plan first floor office space with some partitioned offices/meeting rooms.

Accommodation

Net internal area - 260m² (2,798ft²)

Services

All main services are available to the property. The property is fitted with heating and lighting throughout.

Tenure

The property is available on a leasehold basis, flexible terms for which are to be negotiated.

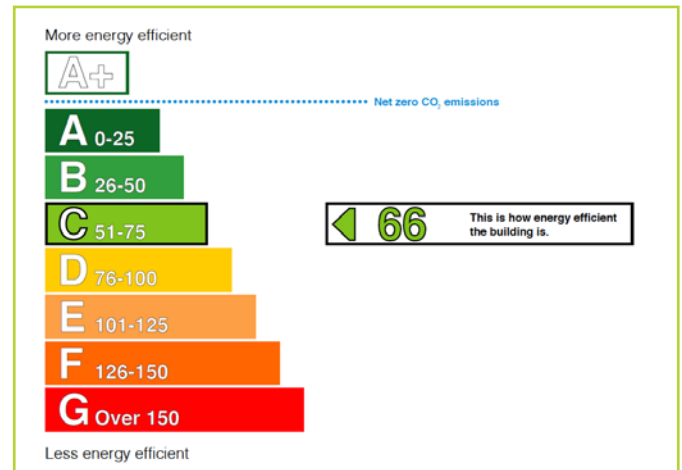
Rent/Price

£21,000 per annum exclusive.

Non Domestic Rates

The current rateable value of the premises is £23,500.

Energy Performance Certificate



Viewings and further information

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