

# To Let



## Suite 4 Syer House

Stafford Court, Stafford Park 1, Telford TF3 3BD



Modern recently refurbished ground floor multi office development

Suite 4 extends to 2,412ft<sup>2</sup>/224m<sup>2</sup>

On site allocated private parking



01952 384333



estates&investments@telford.gov.uk



www.estatesandinvestments.co.uk



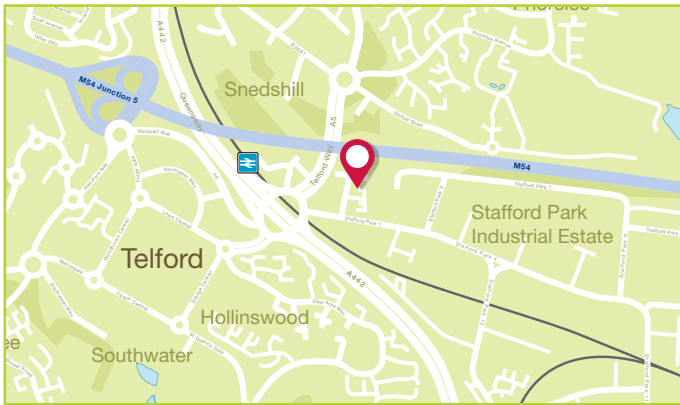
Protect  
Care and Invest  
to create a  
better borough



## 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.



© Crown copyright. Borough of Telford & Wrekin Licence No. LA 10001 - 9694 2020

## 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

Having undergone recent refurbishment the ground floor suite forms 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

2,412ft<sup>2</sup> / 224m<sup>2</sup>

## 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

To be assessed.

## Viewings

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

**Mandy Williams**

Tel: 01952 381144

mandy.williams@telford.gov.uk

**Estates & Investments**

Tel: 01952 384333

estates&investments@telford.gov.uk

Telford & Wrekin Council,  
Regeneration & Investment,  
Wellington Civic & Leisure Centre,  
Larkin Way, Telford TF1 1LX

### 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.
- (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.
- (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.
- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.

Produced by the Design Team, Corporate Communications.  
Published November 2020 © Borough of Telford & Wrekin D6365