

To Let/May Sell



Unit 7 Hollinswood Court
Stafford Park 1, Telford TF3 3DE



327.25m² (3,523ft²) Net Internal Area (approx)



01952 384333



estates&investments@telford.gov.uk



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**Telford & Wrekin
COUNCIL**

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 in 1968 and this has provided the impetus for the town to become a significant regional office centre.

Major office occupiers in the town include Inland Revenue, Windsor Life Assurance, Cap Gemini and Land Registry.

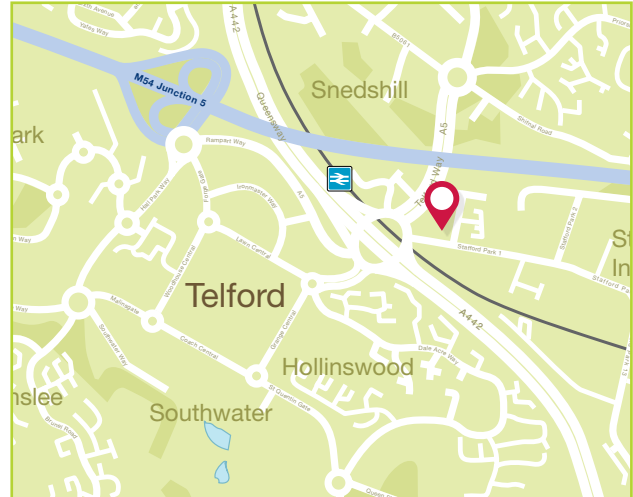
Situation

Hollinswood Court 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.

Stafford Park extends to approximately 275 acres, is a former Enterprise Zone and is an excellent mixed use business location.

Description

The property comprises of a self - contained office building over two storeys, providing modern office accommodation with some modular office/meeting rooms. The premises are constructed of brick under a pitched slate roof.



The office specification includes:

- Storage heating
- Powder coated double glazed windows
- Under floor perimeter trunking
- Suspended ceilings with integral fluorescent lighting
- Self contained meeting/break out rooms and a small self contained kitchen facility
- Male, female and disabled WCs on all floors

There are a total of 14 car parking spaces provided with this office suite.

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	147.23	1,585
First Floor	Offices	180.02	1,938
Total		327.25	3,523

Lease Terms

Suite 7 is available to let by way of a new internal repairing lease for a negotiable term at an asking rental of £30,000p/a exc of VAT.

Freehold Disposal

Consideration may be given to the sale of the freehold subject to the agreement of terms. Please contact Susan Millward or Mandy Williams for further information.

Service Charge

An annual service charge is levied in respect of common services provided at Hollinswood Court Estate by the estate management company.

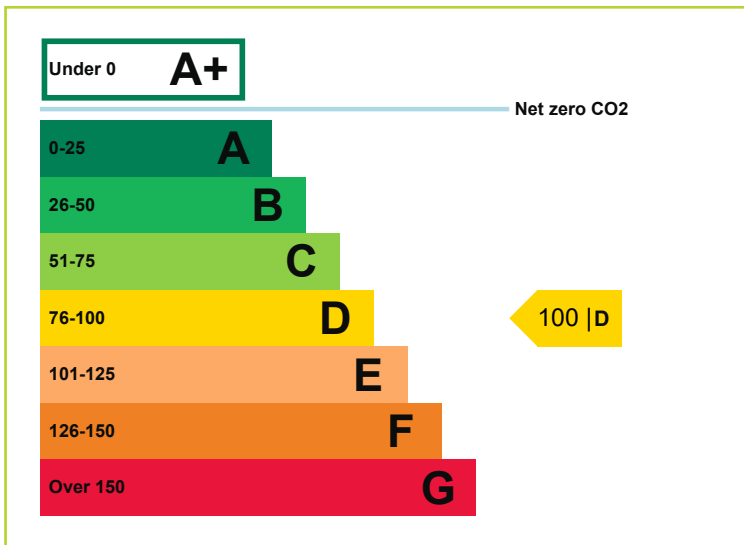
Business Rates

Unit 7 has a rateable value of £26,000 per annum.

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:

Mandy Williams

Tel: 01952 381144

mandy.williams@telford.gov.uk

Susan Millward

Tel: 01952 384355

sue.millward@telford.gov.uk

Estates & Investments:

Tel: 01952 384333

estates&investments@telford.gov.uk

Telford & Wrekin Council,

Estates & Investments,

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.
- (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.
- (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.