



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

MODERN DETACHED OFFICES

1,660 sqft (154 sqm)



**SUITE 4 BUSINESS COURT, HADLEY PARK EAST,
TELFORD, SHROPSHIRE, TF1 6QJ**



◆ Prestigious detached office building

◆ Popular office location, adjacent to A442, 4 miles North of Telford and M54

◆ Significant nearby recent development including petrol station, trade counter and public house

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LOCATION

The property is located on the popular Hadley Park East Office Estate, which lies adjacent to the A442 and the Hortonwood Commercial Estate. The A442 provides a dual carriageway link between North and South Telford and gives easy access to Telford Town Centre and Junction 5 of the M54 Motorway, approximately 4 miles to the North.

Hadley Park East has been established as a premier business location in Telford and occupiers include TTC, Network Telecom and Staubli. The park is also home to the Hadley Park House Hotel, Early World Children's Nursery and the Fallow Field Pub and Hotel.

There has been recent significant developments undertaken on the estate including a new petrol filling station and various trade counter developments, pub and hotel.

Telford has a central UK location with Wolverhampton and Birmingham being approximately 16 and 35 miles to the South-East respectively.

DESCRIPTION

The property provides first floor offices, forming part of a prestigious two storey office building completed in 2011.

Suite 4 comprises a large open plan office, with kitchen and WC facilities.

The suite comes with fully air conditioning/heating and electrically controlled security access.

There is extensive onsite parking.

ACCOMMODATION

Net internal areas approximately:-

	sqft	sqm
Suite 4	1,660	154

SERVICES

We are advised that mains water, drainage and electricity are connected or available, however, interested parties are advised to check the position with their advisors/contractors. The property has a comfort cooling/heating system.

RENTAL

Suite 4 - £16,920 per annum, plus VAT.

LEASE TERMS

The premises are available by way of a new full repairing and insuring lease on a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

Suite 4 has been awarded an Energy Performance Certificate Rating A(19).

RATES

The Business Rate will need to be re-assessed.

Interested parties should enquire to the local Authority to confirm their specific liability on 01952 380000.

WEBSITE

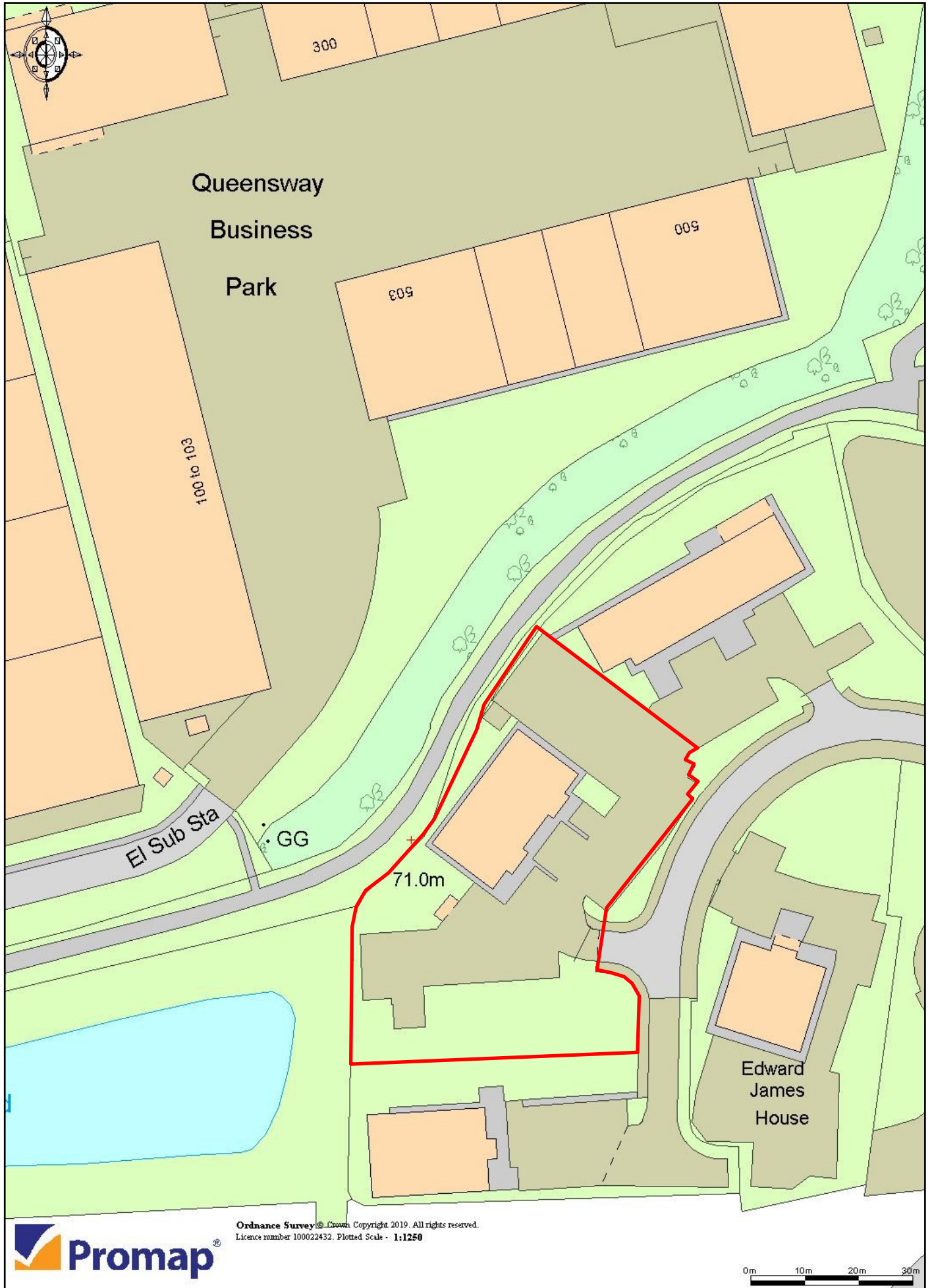
Aerial photography and further information is available at bulleysbradbury.co.uk/u3u4d5hpe

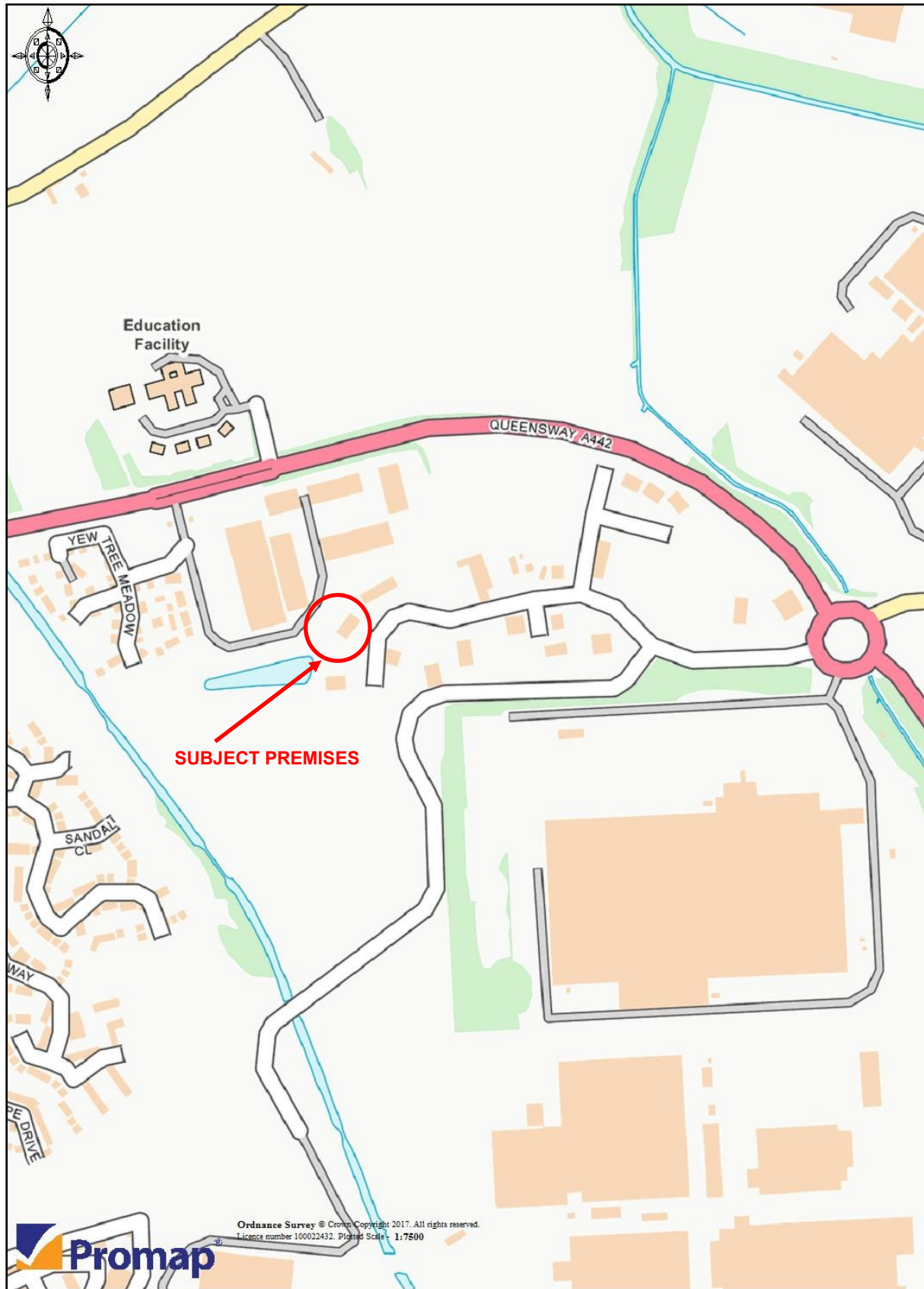
VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details prepared 08.25







IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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