

# TO LET

# TSR

TOWLER SHAW ROBERTS

## MODERN FIRST FLOOR OFFICE SUITE WITH ON-SITE PARKING



**FIRST FLOOR OFFICE  
SUITE 1**

**COALPORT HOUSE  
STAFFORD PARK**

**TELFORD**

**TF3 3BD**

- Modern first floor office suite extending to approximately 905 sqft (84 sqm)
- Well-appointed and versatile accommodation providing open plan office accommodation with on-site car parking.
- Conveniently located within walking distance of Telford Railway Station and the Town Centre.
- Available to let on a new lease
- Rent: **£10,750** per annum exclusive.

**Call 01743 243900**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The property is well located on the established industrial estate of Stafford Park. Stafford Park joins onto a major distributor roadway linking to the A464 dual carriageway, giving direct access to junction 4 of the M54 motorway, less than 1 mile to the north east. There is also nearby access on to the A442 Queensway, Telford's main north/south distributor road.

Telford Town Centre is approximately 1.5 miles away and the County Town of Shrewsbury is approximately 15 miles to the west. Birmingham and Wolverhampton are approximately 35 and 15 miles to the east respectively.

## Description

The premises form part of a modern semi-detached office building having the benefit of male and female toilets and kitchenettes with generous on-site car parking.

The office suites are well appointed and benefit from glazed partitions with inset fitted blinds, carpeted flooring, suspended ceilings with fluorescent strip lighting, central heating radiators and door entry system.

## Accommodation

	Sqft	Sqm
Suite 1 (FF)	905	84.00

## Tenure

Suite 1 is available To Let on a new Lease on a Tenant's full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at three yearly intervals.

## Rent

**Suite 1: £10,750 per annum**

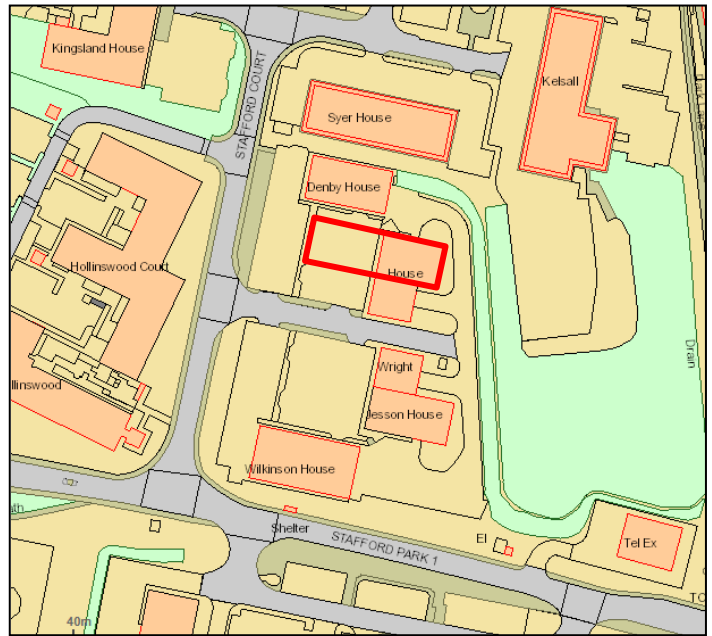
The above rent is inclusive of gas, electricity, water, communal area cleaning, building insurance, external repairs and on-site parking, but exclusive of VAT, business rates, telecoms and internet.

## Business Rates

The property is to be reassessed for business rates upon completion of the lease.

## Services (Not Checked or Tested)

It is understood that mains water, gas, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Asset Rating: D 95

## Planning

Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use.

## Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has elected to charge VAT on the property.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

March 2023

### TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900

Also at

Unit 8, Hollinswood Court  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216

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### Important Notice

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