



Telford & Wrekin  
Co-operative Council

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to create a better borough



# To Let

## Syer House

Stafford Park 1, Telford TF3 3BD



**Modern, self-contained first and second floor multi office development**

**Accommodation extending to 1,353m<sup>2</sup>/14,569ft<sup>2</sup>**

**On site allocated private parking**



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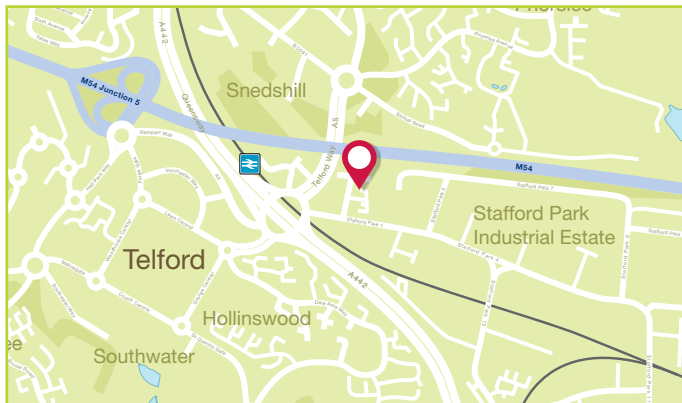
# Syer House, Stafford Park 1, Telford TF3 3BD

## 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. Up to four services per hour operate to Birmingham at peak times and two services per hour to London. 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.



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## 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

Syer House is a multi-let two storey building comprising eight individual offices across two blocks, with allocated parking. Each block has a shared ground floor entrance with intercom access and there both male and female communal toilets on both levels. Suites 3, 4 & 8 have undergone recent refurbishment. There are kitchenette facilities in some of the office suites.

## Available Accommodation

Suite	Area	Rental p/a	EPC Rating
<b>Left Hand Block</b>			
1	95.3m <sup>2</sup> /1,025ft <sup>2</sup>	£8,200	tbc
2	138m <sup>2</sup> /1,494ft <sup>2</sup>	£11,950	D/99 <b>LET</b>
5	142.6m <sup>2</sup> / 1,535ft <sup>2</sup> <b>Available June</b>	£12,250	tbc
6	214.4m <sup>2</sup> /2,307ft <sup>2</sup> <b>Available June</b>	£18,500	D/96
<b>Right Hand Block</b>			
3	181m <sup>2</sup> /1948ft <sup>2</sup>	£16,500	C/73
4	224m <sup>2</sup> /2411ft <sup>2</sup>	£20,500	C/73 <b>LET</b>
7	176.8m <sup>2</sup> /1,903ft <sup>2</sup>	£15,250	D/96
8	180.8m <sup>2</sup> /1,946ft <sup>2</sup>	£16,500	E/124

## Tenure

The suites are available to let by way of a new lease upon terms to be negotiated.

## 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 common services provided within the building, and includes the grounds maintenance of Syer House estate.

## Energy Performance Certificate

See table above. Certificate available upon request.

## Non Domestic Rates

With effect from 1 April 2023

Suite	Current RV	Comments
<b>Left Hand Block</b>		
1 and 2	£23,750	Currently combined
5 and 5a	£8,100/£8,200	Split by tenant
6	£22,250	n/a
<b>Right Hand Block</b>		
3 and 4	£52,500	n/a
7	£19,250	n/a
8	To be assessed	n/a

## 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

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Telford & Wrekin Council,  
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