



TO LET - FOURTH FLOOR OFFICE ACCOMMODATION

FOURTH FLOOR, THE QUAD, STATION QUARTER, TELFORD, SHROPSHIRE, TF3 4NT

KEY POINTS

7,575

SQ FT

TOTAL NET INTERNAL AREA



HIGH QUALITY
OFFICE ACCOMMODATION

PART OF
STATION QUARTER
TELFORD'S GATEWAY
DEVELOPMENT

ALL MEASUREMENTS ARE APPROXIMATE



£113,600

PER ANNUM

(EXCLUSIVE)

James Evans



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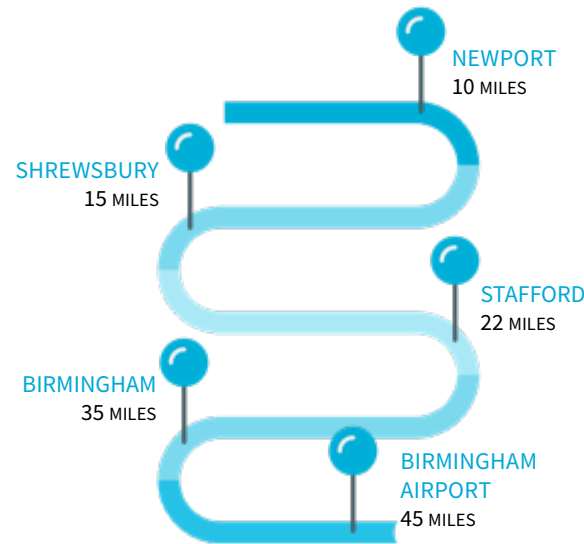
Ellie Studley



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LOCATION

The property forms part of the exciting new development being undertaken by Telford and Wrekin Council called Station Quarter which is a key gateway development acting as a primary route connecting Telford town centre with Telford Central Railway Station.

The Quad is located in a high profile location to the west of and fronting onto the main route (Ironmasters Way) between the railway station and town centre. Uses in the immediate vicinity include offices and the Mercure Telford Centre Hotel, to the west (along and beyond Ironmasters Way), offices and Premier Inn Telford Central Hotel, to the east of the railway station, and Stafford Park Industrial Estate to the east of the site. Immediately to the south of the Telford Centre, are mixed use leisure facilities located at Southwater and the International Conference Centre, both adjacent to Telford Town Park.

Significant investment and regeneration in recent years has seen Telford become the fastest growing town in the West Midlands. Located 35 miles west of Birmingham and 15 miles east of Shrewsbury in the West Midlands with excellent transport links. Birmingham city centre is approx. 40 minutes by car via the M54 motorway with regular rail services from the town centre.



TELFORD
POPULATION

156,896

2021 CENSUS



DESCRIPTION

The offices form part of the exciting new development known as The Quad. The property provides high quality office accommodation with a Total Net Internal Area of approximately 7,575 ft sq (703.67 m sq). The accommodation is offered to let as a turn key letting with office accommodation provided within the suite. Plans showing the same are available from the letting agents upon request.

The office accommodation benefits from a high quality design and benefits from use of the toilet and welfare facilities and lift access that serve the Quad building as a whole. The offices would lend itself to a variety of office/educational and business use. The accommodation will benefit from use of one designated car parking space in the car park serving The Quad development with an additional 30 car parking spaces within the Southwater Multi Storey Car Park as part of the occupants lease along with easy access to Telford railway station.

There is the opportunity within the letting of the offices to also let the ground floor reception area that provides a further 733 ft sq (68.09 m sq). Further details are available from the letting agents upon request.

The full potential of the office/business spaces can only be appreciated by undertaking a viewing of the opportunity. The Quad development will benefit from the provision on site of a coffee shop/café and prelettings within the building already are already in place to Harper Adams and Telford Colleges.



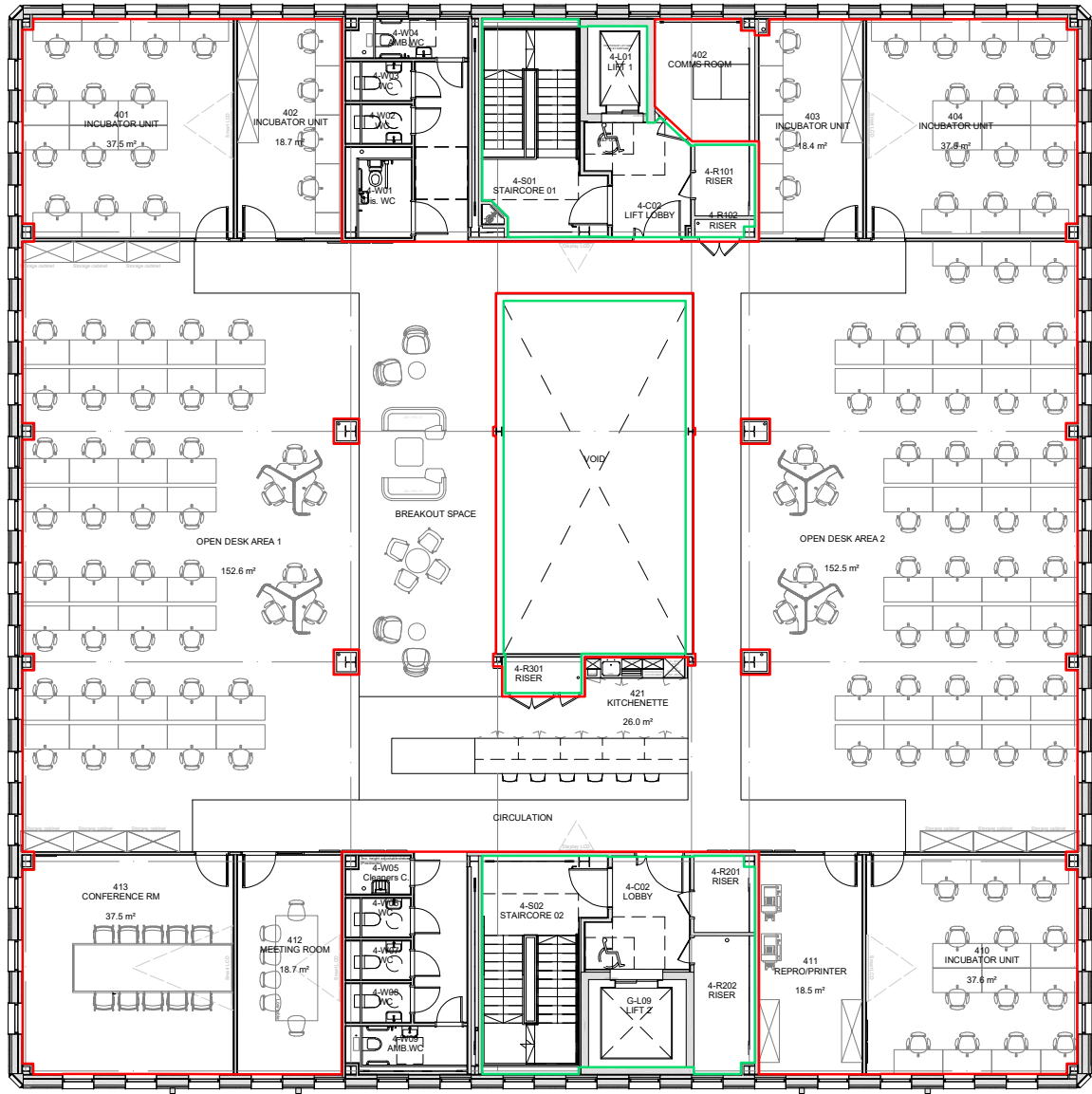
TELFORD TOWNS FUND WEBSITE

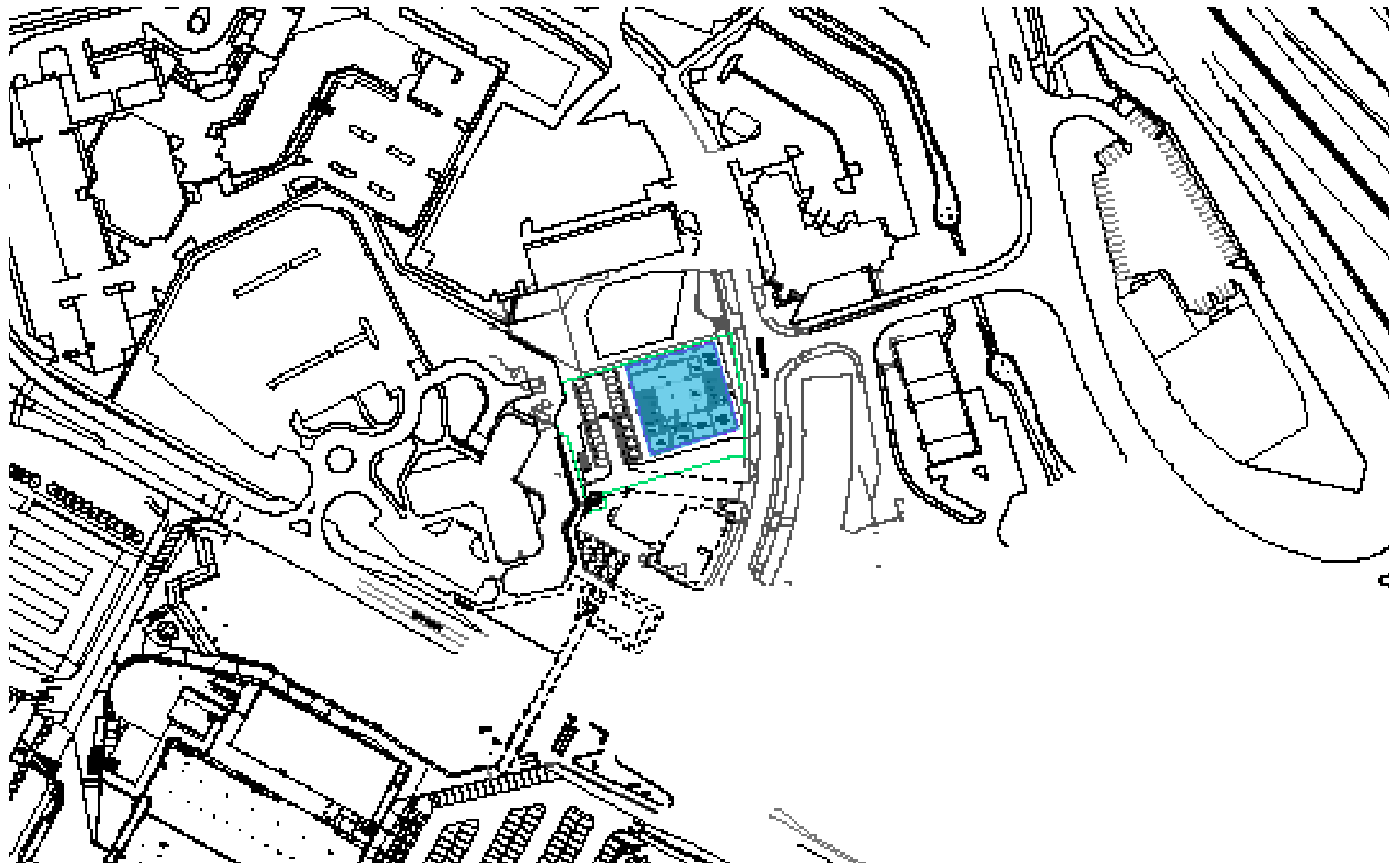


ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

FOURTH FLOOR OFFICES	M SQ	SQ FT
TOTAL NET INTERNAL AREA	703.67	7,575
GROUND FLOOR		
RECEPTION AREA	68.09	733





TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three or five year intervals subject to negotiation. The lease is granted on Tenants Internal Repairing and Insuring Terms, subject to service charge provisions. Further details from the letting agents upon request.

PLANNING

Prospective tenants should rely on their own enquiries. The property is understood to benefit Use Class E of the Town and Country Use Classes Order.

LEGAL COSTS

The incoming tenant is to be responsible for the payment of the sum of £750 plus vat towards the landlords legal costs associated with the transaction

SERVICES

(Not tested at the time of our inspection.)

We understand that all mains services, excluding gas, are connected to the property.

RENT

£113,600 (One Hundred and thirteen thousand six hundred pounds) (Exclusive) per annum, paid quarterly in advance.

VAT

The property is understood to be elected for VAT. Therefore VAT will be charged on the rent.


RATES & EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	ENERGY RATING
TO BE ASSESSED	TO ORDER

LOCAL AUTHORITY

Telford and Wrekin Council, Southwater Square, St Quentin Gate, Telford TF3 4EJ


 01952 380 000

[TELFORD AND WREKIN COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement. For more information or to arrange a viewing, please contact:

[Commercial Department](#)

 01743 450 700

commercialmarketing@halls.gb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.