



## Floors 2 & 3, Kendal Court, Ironmasters Way Telford Town Centre, Shropshire, TF3 4DT

- Prime office space within modern five-storey detached building
- Ground and first floors of the building already fully occupied
- Refurbished suites available from 4,000 to 16,000 sq ft (371.6 to 1,486.4 sq m)
- Attractive landscaped site with allocated private car parking
- Located on edge of Telford Town Centre close to J5 of M54 motorway

# Floors 2 & 3

## Kendal Court, Telford

### LOCATION

The property is situated in the new town of Telford in the borough of Telford & Wrekin. Telford is located approximately 13 miles east of Shrewsbury and 30 miles west of Birmingham. It is the largest town in Shropshire and one of the fastest growing towns in the UK. Telford town centre has recently undergone substantial investment as part of the Southwater development programme.

Kendal Court lies on the edge of the town centre in close proximity to Junction 5 of the M54 motorway. It enjoys a prominent position on Ironmasters Way, adjacent to Rampart Way, at the entrance to Telford Business Park.

Telford Central railway station and Telford Shopping Centre are both a short walk away from the property with pedestrian bridges providing direct access.

### DESCRIPTION

The property forms part of Kendal Court, a detached five-storey office development set in landscaped grounds of approximately 1.3 acres including private car parking.

The building was constructed in the 1980's and is arranged in a V-shape, offering two wings of office accommodation with ground floor reception area and central core, which houses a metal staircase and two 10-person passenger lifts. There are shared WC facilities on each floor. The ground and first floors of the building are fully occupied.

The subject property is located on the second and third floors of the building and will be refurbished to provide individual office suites of between 4,000 and 16,000 square feet. The accommodation will have the benefit of suspended ceilings incorporating integral LED lighting and 3-Compartment under floor trunking.

Outside, the office suites benefit from allocated car parking on site.

### ACCOMMODATION

Second Floor	8,000 sq ft	(743.2 sq m)
Third Floor	8,000 sq ft	(743.2 sq m)
<b>Total</b>	<b>16,000 sq ft</b>	<b>(1,486.4 sq m)</b>

\*NB Each floor can be split to provide two self-contained suites of 4,000 sq ft (371.6 sq m) each

### SERVICES

We understand that all mains services are available or connected to the building. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed. Suites can be taken individually or combined.

### RENT

Rents upon application.

### SERVICE CHARGE

A service charge will be levied by the landlord for the maintenance and repair of the communal areas. Further details available from the agent.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, at present the building is assessed as a whole and will need to be re-assessed on an individual suite basis.

### ENERGY PERFORMANCE CERTIFICATE

The whole building has an energy rating of D(91).

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk) Ref: AGS/3658

Joint Agent - Bulleys Bradbury

Contact: Richard Bradbury

Office: 01952 292233 Mobile: 07956 847 446

Email: [richard.bradbury@bulleysbradbury.co.uk](mailto:richard.bradbury@bulleysbradbury.co.uk)



Printcode: 20201124

### What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)