



## **Unit C2 Coalport House, Stafford Park 1** **Telford, Shropshire, TF3 3BD**

- Two-storey office block extending to approximately 4,027 sq ft (374 sq m)
- Suitable for trade counter use or similar on ground floor
- Site area of 0.22 ac including 16 car parking spaces
- Prominent location close to Telford Town Centre

# Coalport House

## Stafford Park 1, Telford

### LOCATION

The property is situated on Stafford Park, one of Telford's major industrial estates. Stafford Park lies just off the A442 Eastern Primary distributor road, which gives easy access to the M54 motorway at Junction 5, approximately one mile away, which in turn links with the national motorway network. Telford Shopping Centre, only half a mile distant, is well served by public transport and offers excellent shopping and service facilities.

Coalport House enjoys a prominent position at the centre of Stafford Court on Stafford Park 1. The area is home to a number of motor dealerships, high-tech businesses, and professional firms, including lawyers, accountants and surveyors. Nearby occupiers to the subject property include Virgin Balloon Flights and Royal Bank of Scotland.

### DESCRIPTION

The property comprises a semi-detached two-storey office building, which offers modern, flexible working space in an excellent location. The building was constructed around 1986 based on a steel frame with metal and glass clad elevations beneath a metal clad roof.

The property provides self-contained office accommodation with kitchen and WC facilities arranged over two floors. The ground floor also lends itself towards a trade counter use, subject to planning permission.

The accommodation is fitted out to a modern specification with gas fired central heating, suspended ceilings, channeled floors, electrical wall trunking and integral fluorescent lighting. There is also a rear loading area with roller shutter door access.

The building stands on a site of approximately 0.22 acres, which incorporates sixteen allocated car parking spaces. There are two pedestrian access points, including an external staircase, and a tarmac road leading to the rear unloading area.

### ACCOMMODATION

Ground floor	1,945 sq ft	181 sq m
First floor	2,082 sq ft	193 sq m
<b>Total Net Internal Area</b>	<b>4,027 sq ft</b>	<b>384 sq m</b>
<b>Site Area</b>	<b>0.22 ac</b>	<b>Incl 16 car parking spaces</b>



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### PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005). The ground floor of the building has the potential to be utilised as a trade counter operation, subject to planning consent.

### TENURE

Leasehold: The property is available to lease on terms to be agreed. Alternatively, the landlord may consider a freehold disposal. For further details please contact the agents.

### RENT

Rent upon application. A sale of the freehold interest may also be considered.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2010 rating list is £25,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(95).

### 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 in connection with this matter.

### VIEWING

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

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: [nicholas@andrew-dixon.co.uk](mailto:nicholas@andrew-dixon.co.uk)

Ref: JND/1885

Or contact the joint agent - Barbers on 01952 221220.



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