



Telford & Wrekin  
Co-operative Council

Protect, care and invest  
to create a better borough



# To Let

**Unit 500 - Queensway Business Park**  
Hadley Park, Telford TF1 7UL



Queensway Business park is a 20 acre self contained site with its own security gated entrance. The Business Park has a traffic light controlled junction to Queensway and is surrounded by "Silkin Way" and a pleasant area of mature landscaping.

**Unit 500 = 653m<sup>2</sup> (7,028ft<sup>2</sup>)**



01952 384333



[estates&investments@telford.gov.uk](mailto:estates&investments@telford.gov.uk)



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

# Unit 500 - Queensway Business Park, Hadley Park, Telford TF1 7UL

## Site Management

Queensway Business Park is a managed estate. The site is managed by the agents for the Landlord of the site, Telford & Wrekin Council hold the freehold of the building. Services provided include 24 hour security, landscaping and maintenance, the costs of which are recovered through a service charge.

## Specification

- Steel portal frame construction
- Minimum height from 5 to 6 metre to top of haunch
- Brick and profile metal clad elevations
- Power floated reinforced concrete floors
- On site parking
- All main services including gas

## Lease Terms

The office accommodation is available to lease on the following terms and conditions:

Rent:	£42,168 + VAT
Term:	Minimum 3 yr lease
Service Charge:	An annual service charge is levied in respect of landlords services and maintenance of common areas ground maintenance
Repairs:	The tenant will have a full repairing obligation
Rates:	Current Rateable Value £31,750
Planning:	Planning consent for uses with classes B1(b) & (c) B2 and B8
Legal Costs:	The in going Tenant shall be responsible for meeting the Authority's Legal and Surveyors fees incurred in the transaction

## Services

All usual services are connected.

## Location

Queensway Business Park is located adjacent to the A442 Queensway on the northern fringe of Telford in an area of commercial development along side the Hortonwood Industrial Estate. The property is situated approximately four miles north of Telford Town Centre and junction 5 of the M54 motorway.

## Travel distances:

Shrewsbury	15 miles
Wolverhampton	19 miles
Birmingham	35 miles
London	147 miles

## Satellite navigation:

TF1 7UL

## Viewing

To arrange a viewing or for further details please contact:

## Estates & Investments:

Tel: 01952 384333

estates&investments@telford.gov.uk

Telford & Wrekin Council,  
Estates & Investments,  
Wellington Civic & Leisure Centre,  
Larkin Way, Telford TF1 1LX



© Crown copyright. Borough of Telford & Wrekin Licence No. LA 10001 - 9694 2014

## MISREPRESENTATION ACT 1967

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Telford & Wrekin Council has any authority

- (iv) to make or give any representation or warranty whatever in relation to this property.
- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.

Designed by the Design Team, Corporate Communications.  
Published January 2014 © Borough of Telford & Wrekin D1655