

WELL-APPOINTED HEADQUARTER OFFICES WITH GENEROUS  
CAR PARKING IN ESTABLISHED BUSINESS PARK LOCATION

TO LET



**Bryn Melyn House** | 3 Hawksworth Road | Central Park | Telford |  
Shropshire | TF2 9TU





## SITUATION

The property occupies a convenient location in Central Park forming part of an attractive designated office park development providing in excess of 250,000 sqft of high-quality office accommodation. Central Park is located close to the Telford Central train station and a short distance from Junction 5 of the M54 motorway and Telford Town Centre itself.

Located within the heart of England, Telford boasts major road and rail networks with the County Town of Shrewsbury situated 15 miles west and stands on the M54 motorway which provides a gateway to the M6, M5, M42 and M4 motorways.

The town also benefits from an excellent train service with access to Wolverhampton in 24 minutes, Birmingham New Street in 49 minutes and London Euston in 2 hours and 18 minutes.

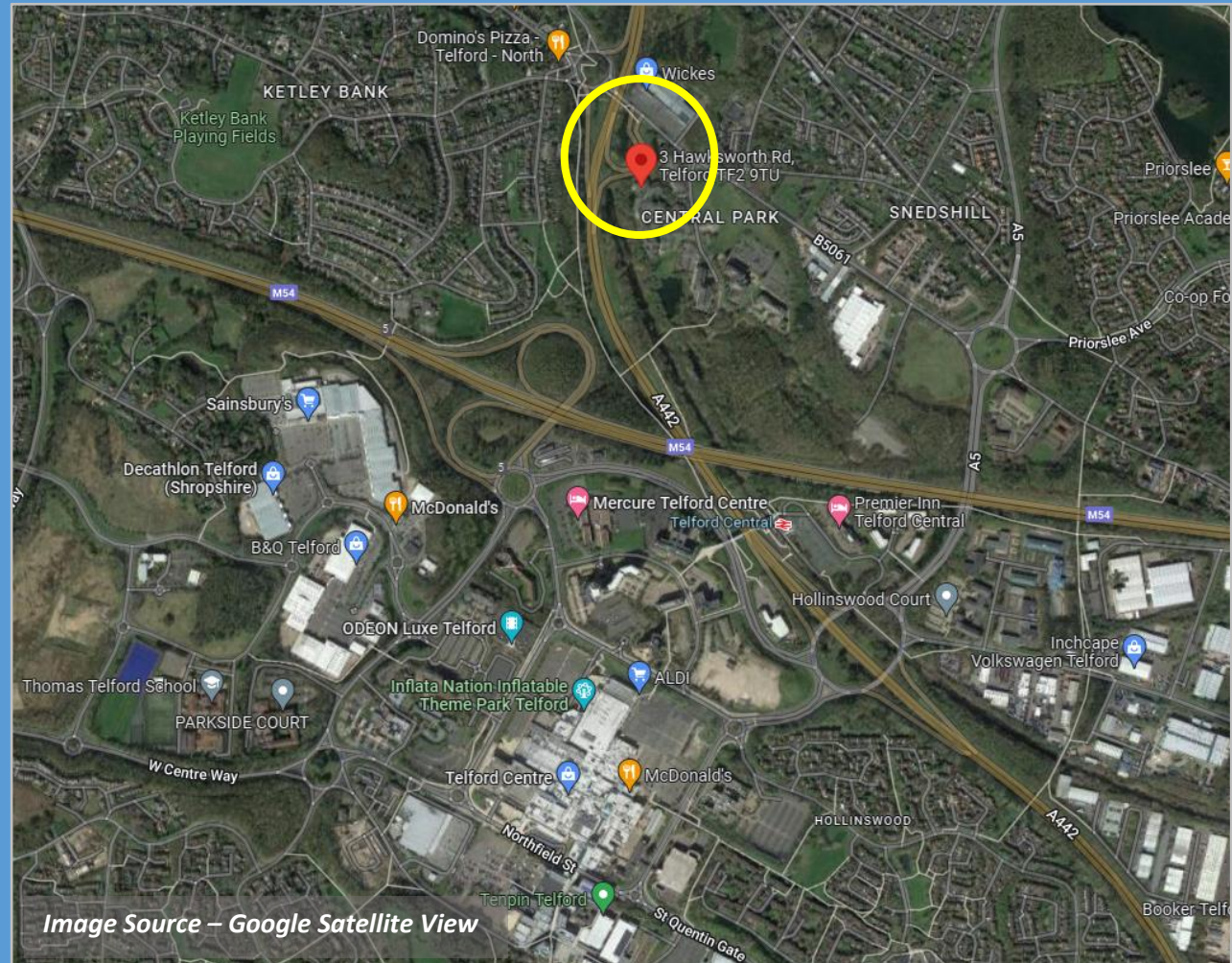
## DESCRIPTION

Bryn Melyn House comprises a substantial headquarters office building in an attractive landscaped setting with 29 on-site car parking spaces.

The office building is of a modern, contemporary design extending in total to approximately 8,278 sqft (769.03 sqm) net arranged over two floors and provides flexible cellular / open plan accommodation with good natural lighting throughout and having spacious ground floor reception and welfare facilities.

The premises have the benefit of suspended ceilings with inset LED lighting, carpeted floor finishes, gas fired radiator central heating, perimeter trunking and includes a staff kitchen, separate male and female toilets on each floor with disabled toilets on the ground floor.

Access is provided by a central door leading from the car park area at the front.





## TENURE

The property is held on Lease for a term of 10 years from 30<sup>th</sup> June 2020 on a Tenant's full repairing and insuring basis.

The current passing rent is £71,000 per annum, increasing to £76,000 per annum in July 2025. The lease also includes a tenant only break option at the end of the 7<sup>th</sup> year (being 30<sup>th</sup> June 2027) subject to six months' notice and a penalty fee.

Assignment of the existing Lease is subject to the Landlord's prior consent. A sub-letting may also be considered.

## SERVICE CHARGE

A service charge is payable to cover the cost of the upkeep of the communal facilities.

Further details available from the Letting Agents.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We understand the Landlord has elected to charge VAT on the property.

## BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Office and premises  
Rateable Value - £64,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## ACCOMMODATION

	SQM	SQFT
<b>Ground Floor</b>		
General Office	385.23	4,147
Separate W.C.'s	-	-
<b>First Floor</b>		
General Offices	383.80	4,131
Separate W.C.'s	-	-
<b>TOTAL</b>	<b>769.03</b>	<b>8,278</b>



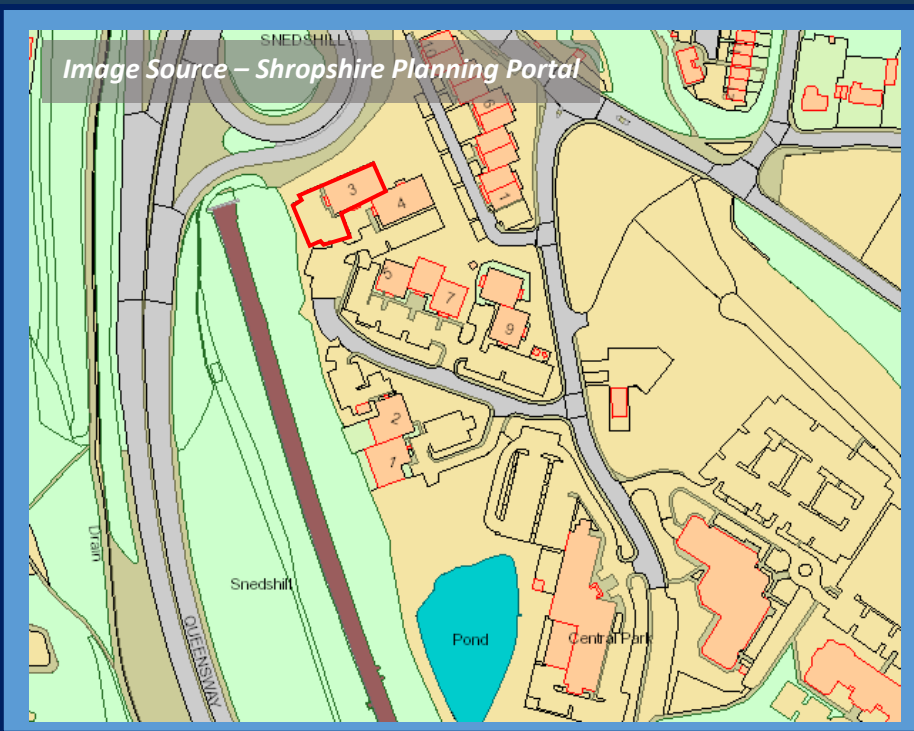


Image Source – Shropshire Planning Portal

### SERVICES (NOT CHECKED OR TESTED)

It is understood that mains water, gas, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

### AVAILABILITY

The property is available for immediate occupation on completion of the legal formalities.

### ENERGY PERFORMANCE RATING

Energy Performance Rating: C65

### PLANNING

Interested parties are advised to make their own enquiries to the Local Planning Authority regarding their intended use.

### LOCAL AUTHORITY

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

### LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

### VIEWING

Strictly by appointment with the Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA.

**Toby Shaw**

DDI: 07143 260880 Mobile: 07949 721745

Email: [toby.shaw@tsrsurveyors.co.uk](mailto:toby.shaw@tsrsurveyors.co.uk)



May 2022/ Amended April 2023

#### Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."