

OFFICE SUITES - TO LET

**KEMBERTON ROAD OFFICE SUITES,
KEMBERTON ROAD, HALESFIELD, TELFORD,
TF7 4QS**



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LOCATION:

The premises are located prominently on Halesfield 16 in Telford, accessible via estate roads from the A442 Queensway dual carriageway linking the North & South Telford with the Town Centre, Railway station and junctions 4 & 5 of the M54.

DESCRIPTION:

The premises comprise a range of modern office suites within an established shared occupation commercial premises. Please note that suites 2 and 4 have no windows.

AVAILABILITY/PRICE:

Current Availability:				
Suite:	Size (sq.ft)	Size (sq.m)	All Inclusive Rent (pcm)	Availability
Office 5	107	10	£350 + VAT	AVAILABLE
Office 4	172	16	£450 + VAT	AVAILABLE
Office 2	107	10	£350 + VAT	AVAILABLE

NOTE: MONTHLY FEE INCLUDES: RENT / FURNITURE / UTILITIES / PARKING / BROADBAND / WC & COMMON AREA CLEANING & SUPPLIES / USE OF KITCHETTE / 24 HR ACCESS / SECURITY / ESTATE MANAGEMENT.
OCCUPIERS REMAIN RESPONSIBLE FOR: BUSINESS RATES (MOST OCCUPIERS ARE ELIGIBLE FOR SMALL BUSINESS RATES RELIEF) & TELEPHONE CALLS.

VIEWINGS:

For further information or to arrange a viewing, please contact Erin Beards on 01952 603303.

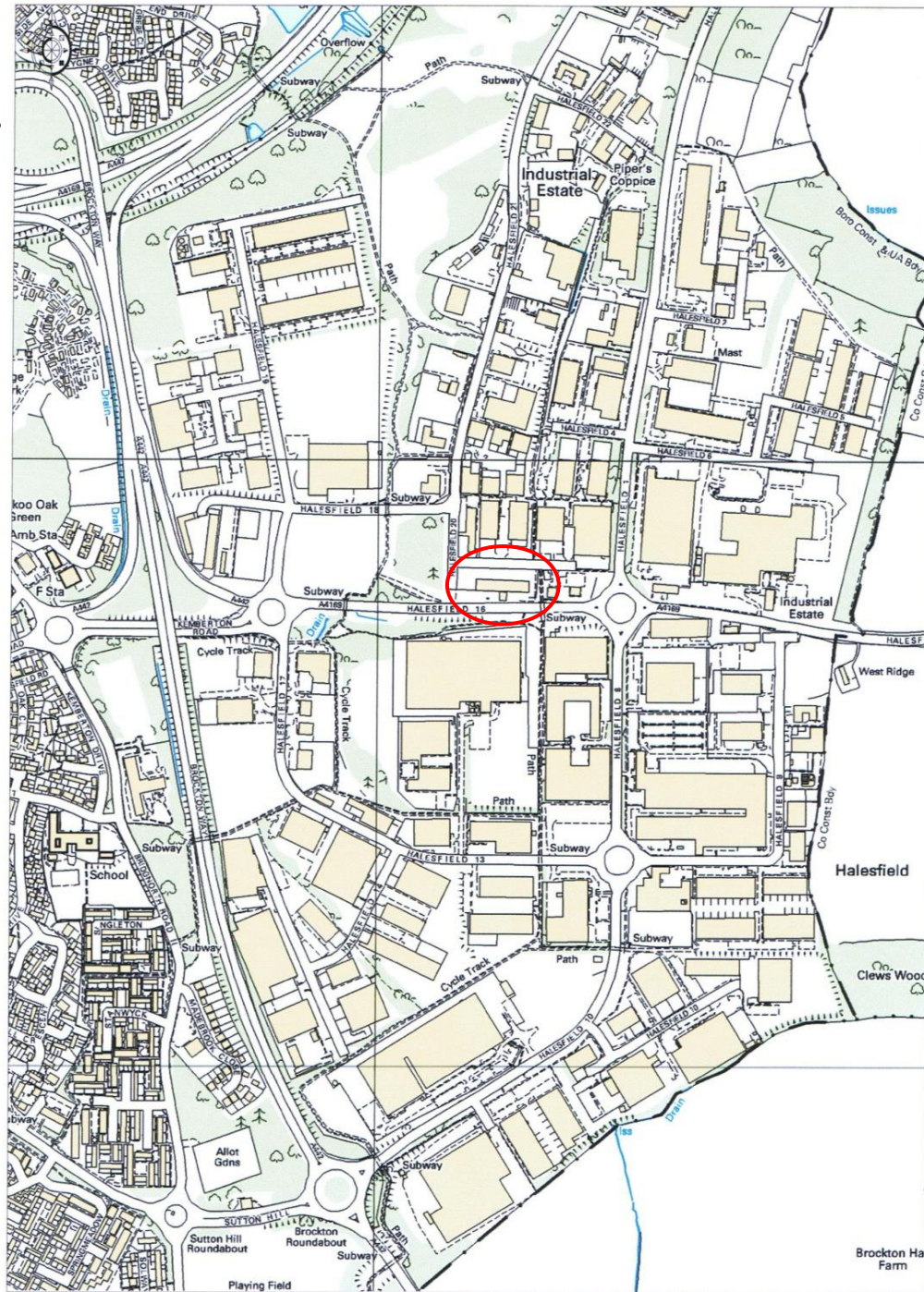
Subject to Contract. A full EPC is available on request.
Details updated 12/25

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A442 to Telford / M54



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