

TO LET

£9,500 per annum exclusive

TSR

TOWLER SHAW ROBERTS

TOWN CENTRE OFFICES



23/23A TAN BANK
WELLINGTON
TELFORD
SHROPSHIRE
TF1 1HJ

- Ground and first floor office accommodation
- Town centre location
- Adjacent to tariff free public car park
- Double fronted premises
- EPC Rating – E114

Call **01952 210222**

www.tsrsurveyors.co.uk

Location

The property is situated on Tan Bank within the historic market town of Wellington, the largest district centre within Telford. Tan Bank is situated on the edge of the town centre in close proximity to Wellington Ring Road and the Civic Centre Offices and approximately 50 yards from the tariff free Belmont long stay car park.

Wellington is located 5 miles west of Telford Town Centre and approximately 1.5 miles distant from junctions 6 and 7 of the M54 motorway and travelling west provides access to the County town of Shrewsbury and east Birmingham and the West Midlands conurbation.

Description

The two-storey property comprises a double frontage with display window and a pedestrian access door leading off Tan Bank. The ground floor comprises a reception area with fitted counter and storage cupboards. Stairs lead to the first-floor corridor off which are located three cellular offices. Also accessed from the corridor is a central lobby with storage shelving through which the WC lobby, WC and wash room are accessed. The offices are carpeted with plaster painted walls and strip lighting.

Adjoining and separately accessed to the front of Tan Bank is a single storey building comprising a further office with rear store, WC and lobby. The office has strip lighting, carpeted and has plaster painted walls.

Accommodation

The property extends to approx. 750 sqft (69.68 sqm) in total.

GROUND FLOOR	SQM	SQFT
Reception Area	25.10	270
Office	10.66	115
Store	4.21	45
WC / WC Lobby	-	-
Sub Total	39.97	430
FIRST FLOOR	SQM	SQFT
Office 1	19.71	213
Office 2	6.61	71
Office 3	17.59	189
Storage	6.23	67
WC/Lobby	-	-
SUB TOTAL	50.14	540
TOTAL AREA	90.11	970

Services

We are advised that the mains water, electricity and drainage are connected or available; however, interest parties are advised to check the position with their advisors/contractors.

Energy Performance Rating

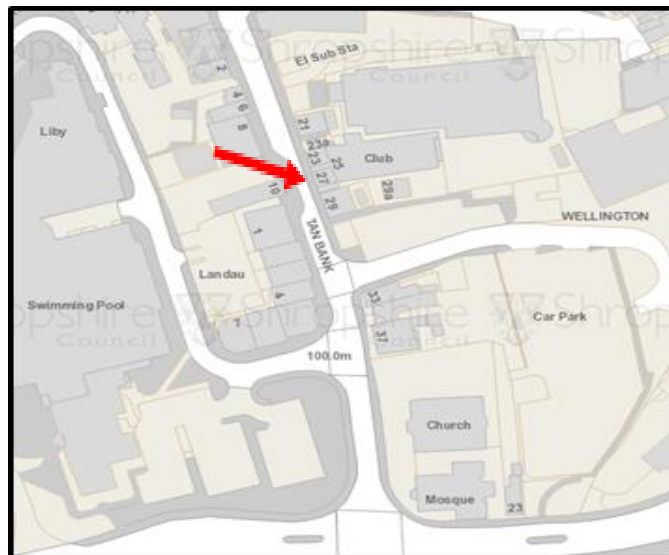
Energy Performance Asset Rating: E120

Planning

We are verbally advised by the Local Authority that the premises have planning consent for office use within Class B1 of the Town & Country (Use Classes) Order 1987. Proposed retail occupiers are advised that a change of use planning consent may be required. Interested parties are advised to verify their proposed use with the Planning Authority.

Rent

The property is available To Let at a rent of £8,500 per annum exclusive on the basis of a new 5-year lease, or multiples thereof.



For Reference purpose only

Scale: Not to Scale

Local Authority

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

Legal Costs

Both parties are to be responsible for their own legal costs incurred in connection with the letting.

VAT

All costs/prices are subject to the prevailing rate if applicable.

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 – Offices and premises

Rateable Value – £4,900

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.

* The joint agent is a connected party being a Director of the Vendor Company.

Viewing

Strictly by prior appointment with the joint Letting Agents, Towler Shaw Roberts LLP, Unit 8 Hollinswood Court, Stafford Court, Telford, TF3 3DE. Tel 01952 210222 or Barbers, 1 Church Street, Wellington, Telford, TF1 1DD. Tel 01952 221200.

April 2017

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Consumer Protection from Unfair Trading Regulations 2008

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