



Office Premises at 16 Queen Street Wellington, Telford, Shropshire, TF1 1EH

- Self-contained, two storey office premises extending to 1,545 sq ft (143.53 sq m)
- Including kitchen, WC facilities and basement stores
- Well fitted out to include carpeting, gas central heating, external lighting, CAT5 cabling, Broadband access and alarm system
- On site car parking for at least seven vehicles

16 Queen Street Wellington, Telford

LOCATION

The property is situated in an established professional area on the fringe of Wellington town centre. Queen Street is home to a number of local businesses and the nearby town centre provides a range of local facilities and services, with extensive free public car parking and a railway station.

Wellington is the principal district centre of Telford New Town and enjoys excellent road links via the M54 to Wolverhampton, Birmingham and the national motorway network. Junction 7 of the M54 is approximately 1 mile distant from the property. Telford Town Centre is approximately 4 miles to the east and the county town of Shrewsbury is approximately 10 miles to the west.

DESCRIPTION

The property comprises town centre offices premises, which are arranged in two separate buildings within a self-contained site incorporating private car parking.

The main offices are provided in an attractive, semi-detached Period building fronting onto Queen Street. The accommodation is arranged over two-stories plus a basement, comprising three offices on the ground floor, together with a fitted kitchen, store and WC facilities, and an access to the cellar/basement store. On the first floor are four offices and a further WC and storeroom.

The secondary building is positioned to the rear of the main premises, being a detached two-storey annexe that has been modernised and improved to provide quality additional office space. The accommodation consists of two offices and a store on the ground floor and two offices on the first floor.

Outside, there is a car park to the rear of the main building with space for approximately seven plus cars, accessed directly off Queen Street.

ACCOMMODATION

Main Building:

Ground floor	462 sq ft	42.92 sq m
First floor	463 sq ft	43.01 sq m
Basement	240 sq ft	22.30 sq m

Annexe Building:

Ground floor (including store)	351 sq ft	32.60 sq m
First floor	269 sq ft	25.00 sq m
Total Net Internal Area	1,545 sq ft	143.53 sq m



SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. The main building is gas central heated and benefits from carpeting, a smoke and fire alarm, emergency lighting, external lighting, CAT5 cabling and Broadband access. The rear annexe is fitted with electric heating units, perimeter and underfloor trunking, strip lighting and CAT5 cabling (connected to main building).

PLANNING

We understand the property has planning permission for uses within Class A2 of the Town & Country Planning Act 1987 (Use Class Order 2005). Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE & RENT

Leasehold: The property is available on a new full repairing and insuring lease on terms to be agreed at a rent of £15,750 per annum exclusive. Please contact the agent for further details.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £11,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(124) for the main building and F(126) for the annexe.

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.

VIEWING

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

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Printcode: 2018323

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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