



## Unit 1, Rampart Court Retail Park Rampart Way, Telford Town Centre, TF3 4AS

- Prominent self-contained ground floor retail unit of 3,765 sq ft (350 sq m)
- Forming part of a modern retail development with dedicated large car park
- Excellent roadside frontage and close to Telford Shopping Centre
- Existing retailers on site include The Gym and Office Outlet

# Unit 1, Rampart Way

## Telford Town Centre

### LOCATION

Telford is a modern growing town with excellent communication links and a thriving business community, having an attractive working and living environment. It lies approximately 35 miles northwest of Birmingham, 15 miles east of Shrewsbury and 17 miles northwest of Wolverhampton.

The property enjoys a prominent position on Rampart Court Retail Park, a small retail development just off the Hollinswood Interchange at Telford Town Centre with adjacent users including The Gym and Office Outlet.

It is conveniently located close to all public amenities in the Telford Shopping Centre and seconds away from Junction 5 of the M54 motorway, leading to the A5 west and M6 east. It is also a short walking distance from Telford Central railway station via a pedestrian link.

### DESCRIPTION

The property comprises an attractive single storey retail unit forming part of a modest two-storey retail development, which benefits from an excellent roadside frontage and a dedicated large car park.

The unit provides ground floor, open plan retail space with full height glazed panels to the front elevation and a central recessed pedestrian access with security shutters.

Internally, the accommodation benefits from a suspended ceiling with integral diffused fluorescent lighting and a carpet tiled floor.

Outside, there is a generous car parking allocation to the front of the unit.

### ACCOMMODATION

Retail unit	3,765 sq ft	350 sq m
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### SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

### PLANNING

The property is suitable for a range of uses within Classes A1, A2, A3, A5, B1, D1 and D2 of the Town & Country Planning Act 1987 (Use Class Order 2005) subject to planning permission.



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### TENURE

Leasehold: The property is available to let on a new FRI lease on terms to be agreed.

### RENT

The quoting rent is £55,000 per annum exclusive.

### SERVICE CHARGE

We understand the unit participates in a service charge scheme - details available upon request from the agent.

### INSURANCE

The landlord will insure the premises and recharge the premium to the tenant.

### 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 £72,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(74).

### 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 in connection with this matter.

### VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3491



Printcode: 2019110

### 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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