

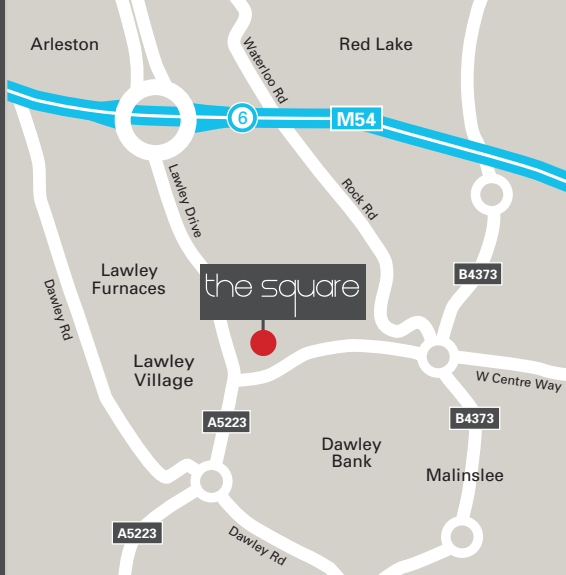
the square

phase II · lawley village | telford



retail & leisure units **available to let**

- new village centre with over 20 retail units - last three remaining for a variety of uses
- new Morrisons food store
- 3,500 new homes in the surrounding area
- prominent location on main arterial routes



location

Lawley Village will comprise of over 3,500 new homes and extends towards Telford to the west. The village centre lies just 1 mile south of junction 6 of the M54 and 1.2 miles west of the town centre. The expansion of Lawley Village will meet the increasing demand for new housing and create a vibrant community with a defined centre.

accommodation

Phase II of Lawley Square comprises of nine retail units and forms part of the new district centre which includes the following uses:

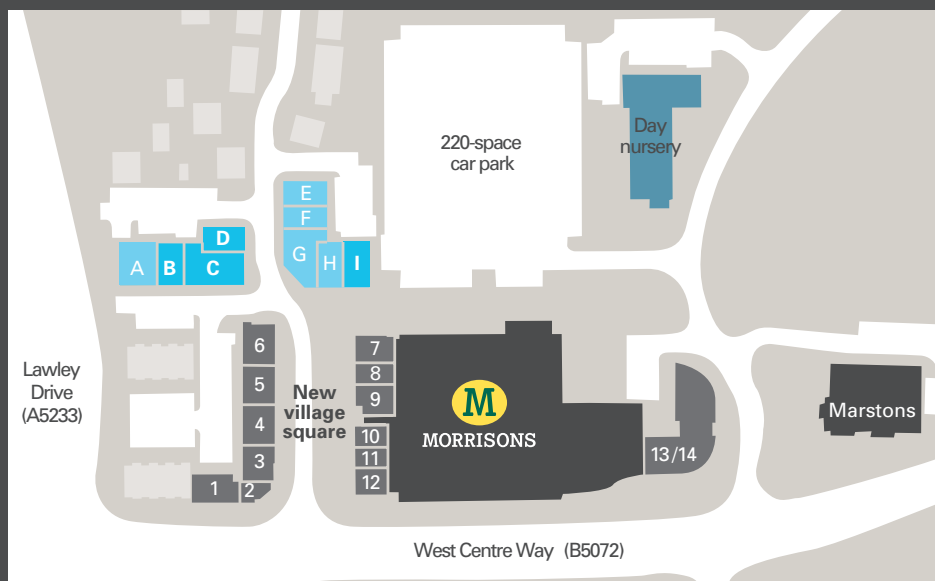
- new 35,000sqft Morrisons food store
- Marstons public house
- children's day nursery
- 60-bed extra-care facility
- 8,500sqft gym (anytime fitness - 24/7 facility)
- over 20 retail units - see list below

availability

unit	status	sqft	sqm
A	Papa John's Pizza	1,439	133.7
B	available to let	875	81.3
C	available to let	2,632	244.5
D	available to let	1,225	113.8
E	Indian Restaurant	1,515	140.7
F	Florist	821	76.3
G	Chicken Cottage	1,716	159.4
H	Seven Hospice	928	86.2
I	available to let	1,237	114.9
total		12,388	1,150.8

units let

- 1 - Funeral directors
- 2 - Parish Council
- 3 - Estate agents/solicitors
- 4 - Subway
- 5 - Fish and chip shop
- 6 - Barnardos
- 7/8 - Morrison café (open May 2014)
- 9 - Morrison unit
- 10 - Hair and beauty
- 11 - Opticians
- 12 - Greggs
- 13/14 - Anytime fitness gym (24/7)



terms

The units are available by way of new effective full repairing and insuring leases for a term to be agreed with rentals from £108 sqm (£10 psf) overall rate. Alternatively, our client may consider a sale of the individual units on terms to be agreed.

for further details please contact the agent

**ANDREW DIXON
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