



5 Dawley Road, Wellington, Telford Shropshire, TF1 2HW

- Self-contained, first floor office suite extending to 664 sq ft (61.7 sq m)
- Accommodation includes small kitchen and WC facilities
- Private car parking situated to the rear of the building
- Within mixed use building located close to Wellington town centre
- Incentives available and flexible occupation

5 Dawley Road Wellington, Telford

LOCATION

Wellington is located in the northwest of Telford, approximately two miles west of Telford town centre and close to Junctions 6 and 7 of the M54 motorway.

The subject property is situated above the 'One Stop' convenience store on the busy Dawley Road, approximately half a mile from Wellington town centre and close to the junction of the Dawley Road and the B5061 Holyhead Road. The latter is the main route from Wellington to Telford town centre.

DESCRIPTION

The property comprises a first floor office, which forms part of a detached mixed use building accommodating a retail use at ground floor level.

Pedestrian access to the property is afforded via a roller shutter door to the front of the building giving access to an internal staircase, which leads directly to the property on the first floor.

The accommodation comprises an open plan office with a small kitchen to the rear, having a stainless steel sink and wall mounted water heater, together with WC facilities.

Externally, to the rear of the property is a private car parking area, where the subject property will benefit from allocated car parking (number of spaces to be agreed).

ACCOMMODATION

Office	594 sq ft	55.1 sq m
Kitchen	71 sq ft	6.6 sq m
WC		
Net Internal Area	664 sq ft	61.7 sq m

SERVICES

We understand that all mains services are available or connected to the property, with the exception of mains gas. It should be noted that we have not tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).



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TENURE

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

RENT

The property is offered at a rent of £3,500 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is £4,300.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of (F)129.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in the preparation of a new lease.

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

Ref: AGS/1220



Printcode: 201564

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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