

\* AVAILABLE DUE TO RELOCATION\*



## 4 Southwater Square, Telford Shopping Centre Telford, Shropshire, TF3 4JG

- Attractive, modern single storey office suite extending to 1,185 sq ft (110 sq m) GIA
- Prime retail position within the new Southwater development adjacent to Telford Shopping Centre entrance
- Accommodation includes partitioned offices, kitchen and WC facilities
- Other occupiers at Southwater include Costa Coffee, Miller & Carter, TGI Fridays and Pizza Express

# 4 Southwater Square Telford Town Centre

## LOCATION

The property forms part of the popular Southwater development in Telford Town Centre, which was opened in 2014 and is anchored by an IMAX Cineworld cinema, Telford Ice Rink and Tenpin Telford bowling arcade. It also offers a wide range of food and drink establishments.

Southwater is conveniently located within walking distance of Telford Shopping Centre, being adjacent to the entrance to the shopping centre and adjoining Telford Town Park.

Telford is one of the fastest growing towns in the West Midlands, located approximately 35 miles west of Birmingham and 15 miles east of Shrewsbury. The town enjoys excellent transport links.

## DESCRIPTION

The property provides an attractive, stand-alone retail premises offering modern ground floor accommodation with a substantial glazed frontage. It is currently used as an estate agents office.

At present the unit is fitted out to provide an open plan retail area with two partitioned offices, rear kitchen and WC facilities. The accommodation benefits from a suspended ceiling with integrated LED lighting and ceiling mounted air conditioning units throughout.

Extensive public car parking is available close by in the multi-storey car park adjacent to the property, and there are a number of other public car parks all within walking distance.

## ACCOMMODATION

Ground Floor GIA 1,185 sq ft (110.00 sq m)

## SERVICES

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

## PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority with regard to the current planning permission.



## TENURE

Leasehold: Due to relocation, the property is available by way of an assignment or sublease. Alternatively they may be an opportunity to surrender the existing lease with a new lease being granted to a prospective tenant.

## RENT

The passing rent is £30,000 per annum exclusive.

## SERVICE CHARGE

There will be a service charge levied for the maintenance and repair of the external communal areas. Further details to be discussed with the agent.

## 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 £33,500.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(75).

## 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:

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/3651



Printcode: 2020129

## 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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