### ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants



### OFFICE ACCOMMODATION



# 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

## Tel: 01952 521000 www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford, Shropshire TF2 9TW Telephone : 01952 521000 Fax : 01952 521014 Email: enquiries@andrew-dixon.co.uk

## 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.

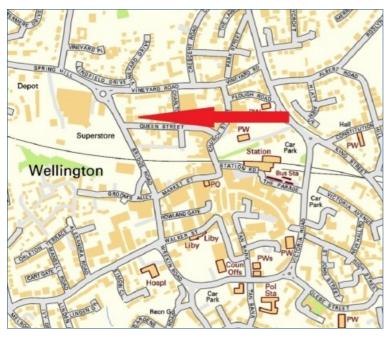
The main offices are provided in an attractive, semi-detached Period building fronting onto Queen Street. The accommodation is arranged over two-stories plus a basement, comprising three offices on the ground floor, together with a fitted kitchen, store and WC facilities, and an access to the cellar/basement 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  $\pounds$ 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  $\pounds11,000$ .

#### **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.

#### VEWNG

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/3429

Joint agent: Bulleys Bradbury (Telford) Tel: 01952 292233



### 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.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or waranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Uhless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

ANDREW DIXON & COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford, Shropshire TF2 9TW Telephone : 01952 521000 Fax : 01952 521014 Email: enquiries@andrew-dixon.co.uk