



Unit 5, Landau Court, Tan Bank Wellington, Telford, Shropshire, TF1 1HE

- Modern three-storey office block in popular town centre location
- One suite now available extending to 2,567 sq ft (241 sq m)
- 3 allocated car parking spaces on site
- Established business location close to Wellington town centre

Unit 5

Landau Court, Telford

LOCATION

Wellington is a busy market town located approximately five miles from the commercial centre of Telford via the M54 motorway, and within thirteen miles of the county town of Shrewsbury.

The property itself is located at the junction of Tan Bank in Wellington town centre within a few minutes walk of the central bus station and railway station.

DESCRIPTION

The property comprises a three-storey office block, which forms part of a larger terrace of seven units. The Landau Court development, which has a townhouse appearance, was built in the early 1990's of red brick construction under pitched, slate tiled roofs.

Unit 5 provides self-contained office accommodation arranged over three floors with internal staircases, fully fitted kitchen and WC facilities.

Outside, private car parking spaces are allocated on site and public car parking is available nearby.

ACCOMMODATION

Unit 5	2,567 sq ft	241 sq m
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CAR PARKING

Unit 5 benefits from 3 demised car parking spaces within the Landau Court car park.

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

We understand the property has planning permission for Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000



TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed. Please contact the agent for further details.

RENT

Rent upon application.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas. Further details upon request.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of Unit 5 in the 2017 rating list is £16,250 plus £1,250 for 3 demised car parking spaces.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(59).

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

Ref: AGS/1320/3746



Printcode: 20211221

What's this?

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