ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

SELF-CONTAINED OFFICES



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

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

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

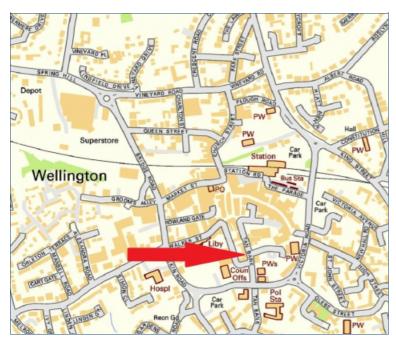
We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permssion 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).

VAI

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



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.

Printcode: 20211221

Consumer Protection From Unfair Trading Regulations 2008: 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 warranty 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 any correct them in our records. (5) Unless 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.



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