



NB: Photographs within this brochure taken prior to the tenant vacating the property

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)
- 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 Miller & Carter, TGI Fridays, Nandos, Zizzi, Pizza Express, Wagamama, Bella Italia, The Liquor Lab and Alberts Shed

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 was most recently utilised as an estate agents office but is currently vacant.

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: The property is available to let by way of a new lease on terms to be agreed.

RENT

The quoting rent is £32,000 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 - Tel: 01952 380000

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £20,750.

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 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/4033



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.

NB: Photographs within this brochure taken prior to the tenant vacating the property



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 may 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.

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