

# TO LET

# TSR

TOWLER SHAW ROBERTS

## WELL-APPOINTED FIRST FLOOR OFFICE SUITE WITH ON-SITE CAR PARKING



**PART GROUND AND  
FIRST FLOOR OFFICES**

**BRIDGE ROAD**

**WELLINGTON**

**TELFORD**

**TF1 1EA**

- Well-appointed office suite extending in total to approx. 2,265 sqft (210.61 sqm) with onsite car parking.
- Spacious accommodation fitted out to a modern standard with a mixture of open plan and cellular offices.
- Conveniently located within established residential and commercial area of Wellington, within walking distance of Wellington Train Station and other amenities.
- Available on a new Lease. Rent: **£16,500** per annum exclusive.

## Call 01952 210222

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent position fronting Bridge Road within an established residential and commercial area of Wellington and within walking distance of the main retail centre and public car parks. The property is also situated in close proximity of the Morrisons and Aldi supermarkets, along with a variety of independent local retailers in the immediate vicinity.

Wellington is the principal District Centre of the Telford conurbation situated 4 miles North West of Telford Town Centre and its associated shopping and leisure facilities. The M54 motorway is approximately 1 mile South providing easy access to the M6 and the West Midlands conurbation with Shrewsbury Town Centre approximately 12 miles west.

## Description

This ground and first floor office premises forms part of a mixed-use retail precinct extending in total to approx. 2,265 sqft (210.61 sqm) with generous on-site car parking. The premises provides versatile and well-appointed accommodation being a mixture of open plan and cellular offices with staff facilities, having a ground floor reception/interview room with access directly off the main car park. The accommodation boasts suspended ceilings with inset lighting, carpeted flooring, radiator central heating and sealed double glazed units.

## Accommodation

	SQFT	SQM
<b>Ground Floor</b>		
Interview Room		
W.C's	66	6.16
<b>First Floor</b>		
Open Plan Office	1,605	149.11
Office 1	195	18.14
Interview Room	69	6.45
Office 2	112	10.40
Office 3	132	12.24
Kitchenette	87	8.11
W.C's		
<b>Total</b>	<b>2,265</b>	<b>210.61</b>

## Tenure

The premises are available To Let on a new lease for a term of 3 years, or multiples thereof subject to three yearly upward only rent reviews, on a Tenant's apportioned full repairing and insuring basis.

## Rent

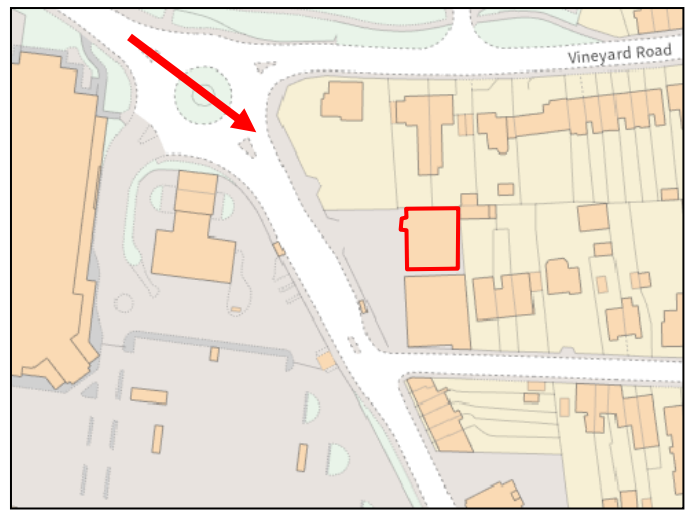
**£16,500** per annum exclusive payable quarterly in advance.

## Energy Performance Rating

Energy Performance Asset Rating: D 91

## Services (Not checked or tested)

We are advised that the mains water, electricity and drainage services are available/connected. Interested parties are advised to make their own enquiries with the relevant utility companies.



For Reference Only

Scale: Not to Scale

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises  
Rateable Value – £16,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

## Legal Costs

The incoming Tenant is responsible for payment of the Landlord's legal costs in connection with the grant of the Lease.

## VAT

All costs/prices are subject to VAT at the prevailing rate if applicable. We are advised the Landlord has elected to charge VAT on the property.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Viewing

Strictly by prior appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA. Tel: 01743 243900

March 2024

**Unit 8, Hollinswood Court  
Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219**

Also at  
**TSR House, Brassey Road, Old Potts Way,  
Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999**

Also at  
**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234**

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## Important Notice

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