



## 13B Church Street, Wellington, Telford, TF1 1DD

Self-contained office suite in Wellington Town Centre

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	489 sq ft / 45.43 sq m
<b>Rent</b>	£4,600 per annum
<b>Rates Payable</b>	£2,095.80 per annum
<b>Rateable Value</b>	£4,200
<b>EPC Rating</b>	D (95)

### Key Points

- Located in proximity to all local amenities and public car parks
- Total Net Internal Floor Area ft sq (489 sqft) 45.43 m sq
- Suitable for a variety of office and commercial uses

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## DESCRIPTION

The property comprises of an attractive self-contained office suite that would lend itself to a variety of office and commercial uses. The suite provides a Total Net Internal Floor Area of approximately 489 sqft (45.43 m sq) that is arranged across the ground floor and first floor benefitting from a staffroom and toilet facilities.

The property forms part of a two storey building and is located within proximity of a variety of public car parks.

## LOCATION

The property is located fronting onto Church Street in the town centre of Wellington and located in close proximity of all local amenities and a variety of public car parks providing free car parking. The office suite is accessed down a passageway off Church Street and benefits from its own self-contained entrance.

Wellington Town Centre is the principle district centre of Telford and situated approximately 1 mile from Junction 7 of the M54. The town centre amenities, including the train station, are within easy walking distance. Wellington is an established administrative centre and market town with a population of approximately 25,554 people making it by far the largest of the borough towns and the third largest town in Shropshire when counted independently from Telford. However the town centre serves a greater area of approximately 60,000.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite - Office	444	41.25
Suite - Staffroom	45	4.18
<b>Total</b>	<b>489</b>	<b>45.43</b>

## VIEWINGS

Strictly by prior arrangement with the agents.

## TENURE

The property is offered to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring Basis.

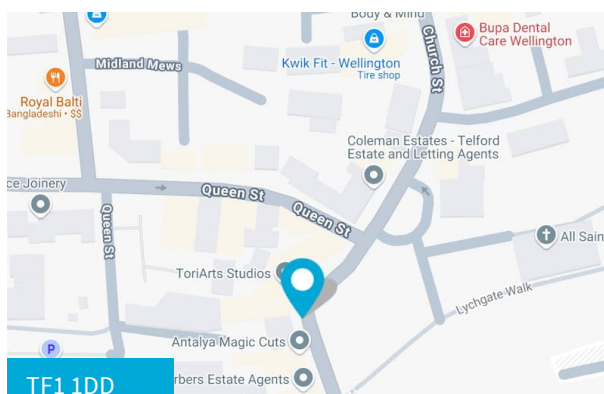
## SERVICES

(not tested at the time of inspection)

The property is understood to benefit from mains water, electricity, and drainage.

## PLANNING

The property is understood to benefit from Use Class E and would lend itself to a variety of office and commercial uses.



## Viewing & Further Information

**JAMES EVANS**

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