

The Property Professionals

**BULLEYS
BRADBURY**

CHARTERED SURVEYORS

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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET

MODERN OFFICE PREMISES

**THE COURT
24 CHURCH STREET
WELLINGTON
TELFORD
TF1 1DG**

From 377 sqft - 933 sqft (35 sqm - 87 sqm)

Office suites available

Convenient location on the immediate outskirts of Wellington Town Centre

Forms part of impressive landmark Town Centre office building

On site car parking

bulleysbradbury.co.uk/court



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

Wolverhampton
01902 713333

01952 292233

Oldbury
0121 544 2121

View more at bulleysbradbury.co.uk

LOCATION

The Court is located in an established professional area of Wellington Town Centre, 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. There are also numerous free car parks throughout the town.

DESCRIPTION

The Court provides an impressive extensively refurbished landmark office building, situated at the junction of Church Street and Plough Road, on the immediate northern outskirts of the retailing centre.

The offices are gas centrally heated, carpeted and generally fitted with overhead suspended ceilings with integrated strip lighting.

The offices are constructed around a small internal courtyard ensuring plenty of natural daylight is provided and private onsite car parking is provided to the rear of the property.

ACCOMMODATION

Net internal areas and asking rents:-

	sqft	sqm	Asking Rent
<u>First Floor</u>			
Suite 4	933	87	£8,000 pax
Suite 4a	377	35	£400 per month inclusive

OUTSIDE

Private on-site parking at the rear of the property.

SERVICES

We are advised that mains water, drainage, electricity and gas are connected or available, however, interested parties are advised to check the position with their advisors/contractors. The property is gas centrally heated.

TERMS

Terms are by negotiation. Suite 4a can be let on an inclusive basis.

SERVICE CHARGE

The Tenants contribute to a service charge for maintenance and repair of the common areas. This includes heating and lighting of the offices.

PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

VAT

All figures quoted do not include VAT which is payable at the current prevailing rate.

EPC

An EPC has been carried out on this property. The property has been awarded a Grade D-99.

RATES

2017 Rateable Values as follows:

Suite 4 (First Floor)	-	£7,900
Suite 4a (First Floor)	-	£1,350

If small business relief is claimed no rates would be payable.

WEBSITE

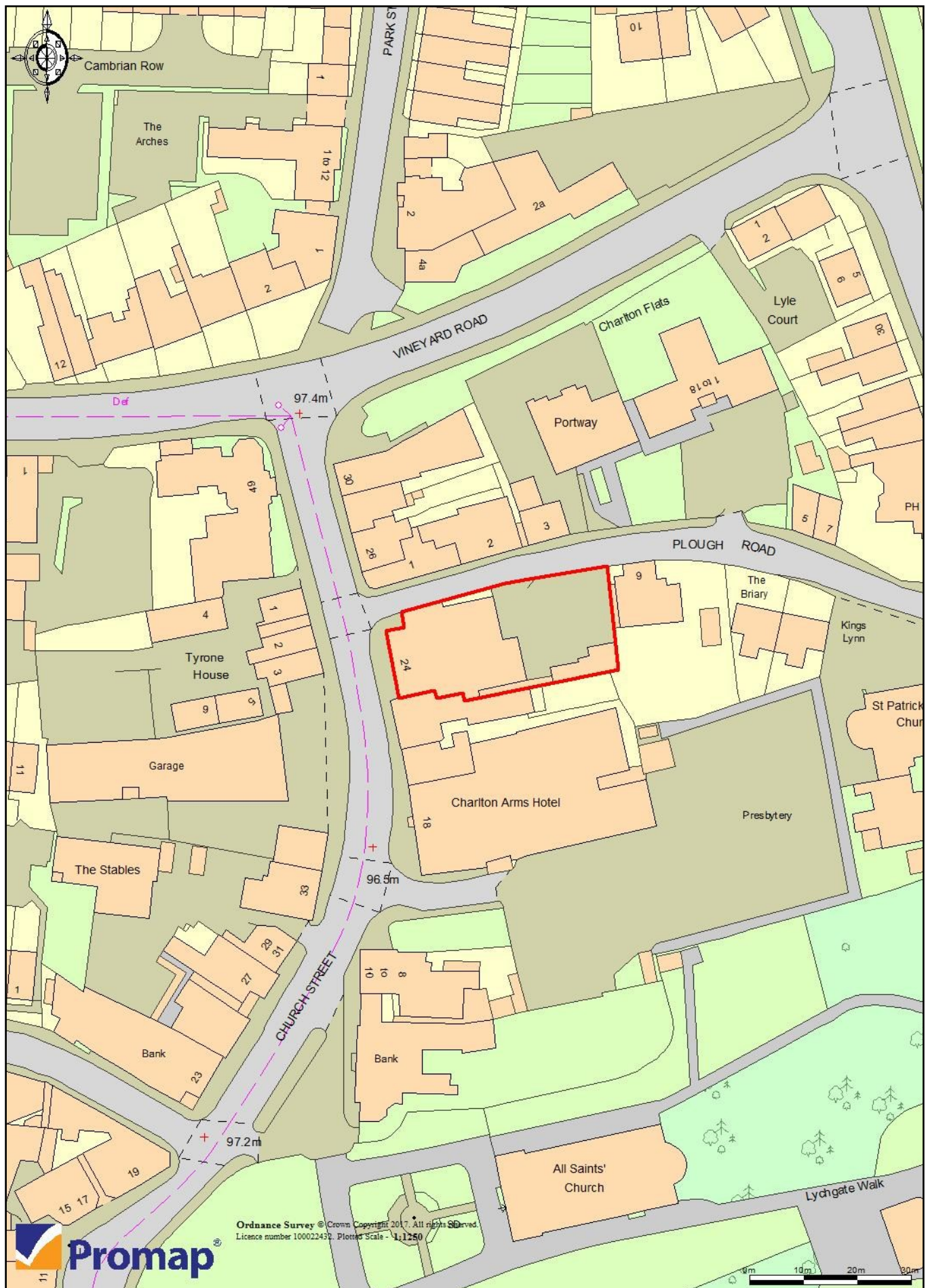
Aerial photography and further information is available at bulleysbradbury.co.uk/court

VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details amended June 19.





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys Bradbury has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.