

The Property Professionals

**BULLEYS  
BRADBURY**

CHARTERED SURVEYORS

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## TO LET

### OFFICE PREMISES

OFFICES, 3 & 4, 5, 9 & 10, FIRST FLOOR  
OLD BAKERY ROW  
THE PARADE  
WELLINGTON  
TELFORD TF1 1PS

449 sqft - 986 sqft (41.71 sqm - 91.60 sqm)

Prominent and convenient position overlooking a public car park and the Town Centre ring road.

Close to Town Centre bus station and multiple retailers in New Street.

[bulleysbradbury.co.uk/oldbrow](http://bulleysbradbury.co.uk/oldbrow)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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View more at [bulleysbradbury.co.uk](http://bulleysbradbury.co.uk)

## LOCATION

The property occupies a convenient and prominent position overlooking a public car park and Victoria Road, which forms part of the main ring road around Wellington Town Centre.

This area has been vastly improved over the last few years, with the re-location of the bus station nearby and the development of the area in front of Old Bakery Row to provide a public car park.

There is further public parking on the opposite side of the ring road.

## DESCRIPTION

The offices form part of a mixed retail and office premises, occupying a prominent town centre position.

The self-contained premises are approached over a ground floor access to the front of the building, leading to modern first floor offices. Units 3 and 4 provides 2 rooms, with separate self-contained access. Offices 5, 9 and 10 provides three inter-linking offices incorporating a separate WC and kitchenette facility. There is public car parking immediately fronting the premises and additionally on the opposite side of the ring road. There are numerous other free car parks available in Wellington Town Centre.

## ACCOMMODATION

Net internal areas approximately:-

	<b>sq ft</b>	<b>sq m</b>
Units 3 and 4	449	41.71
Units 5, 9 and 10	537	49.89
<b>Total Area</b>	<b>986</b>	<b>91.60</b>

## 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

## RENTAL

Units 3 and 4 - £4,750 per annum exclusive.

Units 5, 9 and 10 - £6,000 per annum exclusive.

## LEASE TERMS

The premises is available by way of a new full repairing and insuring lease on a term to be agreed.

## SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

## PLANNING

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

## RATES

Through online enquiries the Rateable Values are as follows:

Units 3 & 4 - £3,450 (2018/19)

Units 5, 9 & 10 - £4,200 (2018/19)

No rates are currently payable if Small Business Rates Relief is claimed. Interested parties should enquire to the local Authority to confirm their specific liability on 01952 380000.

## VAT

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

## EPC

Units 3 & 4 - Grade C72

Units 5, 9 and 10 - to be re-assessed

## WEBSITE

Aerial photography and further information is available at [bulleysbradbury.co.uk/oldbrow](http://bulleysbradbury.co.uk/oldbrow)

## VIEWING

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



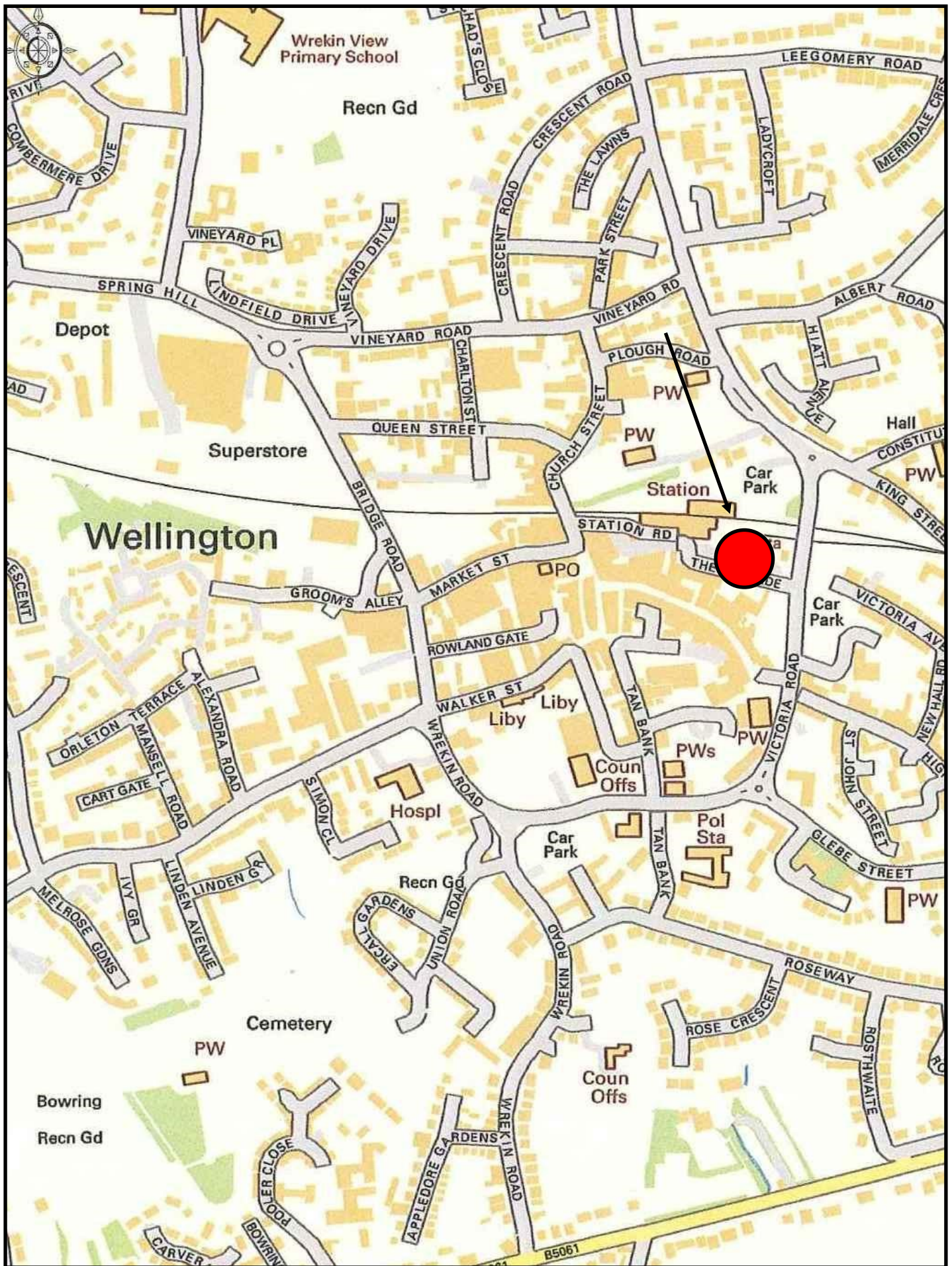
Details prepared 05.19





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





#### IMPORTANT NOTICE

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

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (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.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (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.