

RETAIL UNITS
TO LET

RAMPART COURT

100%
Rates Relief
Available*

Retail Park, Rampart Way, Telford, Shropshire, TF3 4AS



From
3,756 – 8,355 sq.ft

(349 - 776 sq.m)

- Prominent roadside retail units
- Dedicated large car park
- Tenants include:



**ANDREW DIXON
& COMPANY**

LCP

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RAMPART COURT

5 Prominent
Roadside
Retail
Units

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Description

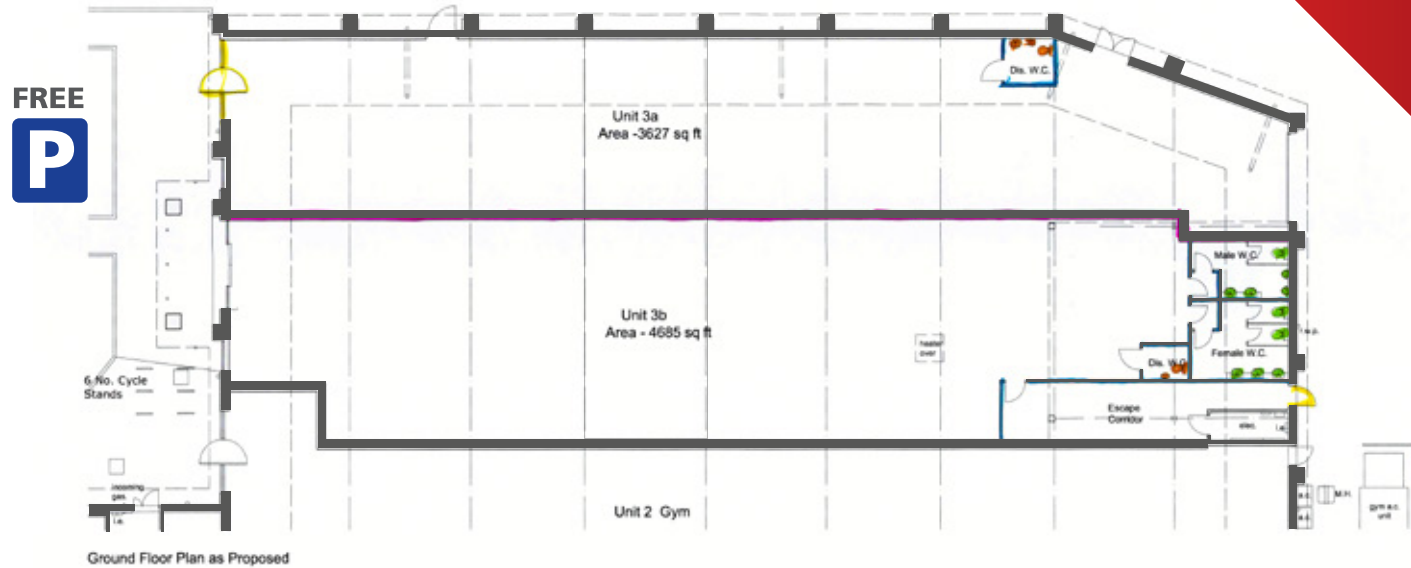
Two attractive, brick-built, modern retail warehouse units with approximately 90 parking spaces directly to the front.

Currently available

The properties comprise of ground floor retail currently providing open plan space with rear store, kitchen and WC facilities. They accessed via electric entrance doors to the front or rear elevation.

Possible uses

A1 Shops, A2 Financial/Professional, A3 Restaurants / Cafes, A5 Takeaways.



UNIT 3a	sq.ft	sq.m
Ground Floor	3,756	349
RENT		POA
RATEABLE VALUE		TBC
RATES PAYABLE		TBC

UNIT 3b	sq.ft	sq.m
Ground Floor	4,599	427
RENT		POA
RATEABLE VALUE		TBC
RATES PAYABLE		TBC

Nearby occupiers



UNITS COMBINED	sq.ft	sq.m
Ground Floor	8,355	776
RENT		POA
RATEABLE VALUE		TBC
RATES PAYABLE		TBC



Location - TF3 4AS

Telford was designated a New Town in 1963 and now has a population approaching 160,000. Telford is approximately 30 miles northwest of Birmingham and 13 miles east of Shrewsbury. The unit fronts Rampart Way (A5) which is a main road from Junction 5 M54 and near Telford Central Railway station access via new footbridge and less than 5 minutes walk to town centre.

Free On-site Parking

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

All mains services are available with the exception of gas.

Energy Performance

Further information available upon request.

Planning

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Rates Relief

The incoming tenant may benefit from rates relief of 100%. Interested parties are advised to confirm their liability with the Local Authority.



Viewing

Strictly via prior appointment with the appointed agents:

Owned and Managed by



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*Potential occupiers to make own enquiries to clarify accuracy of data.

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