

TO LET

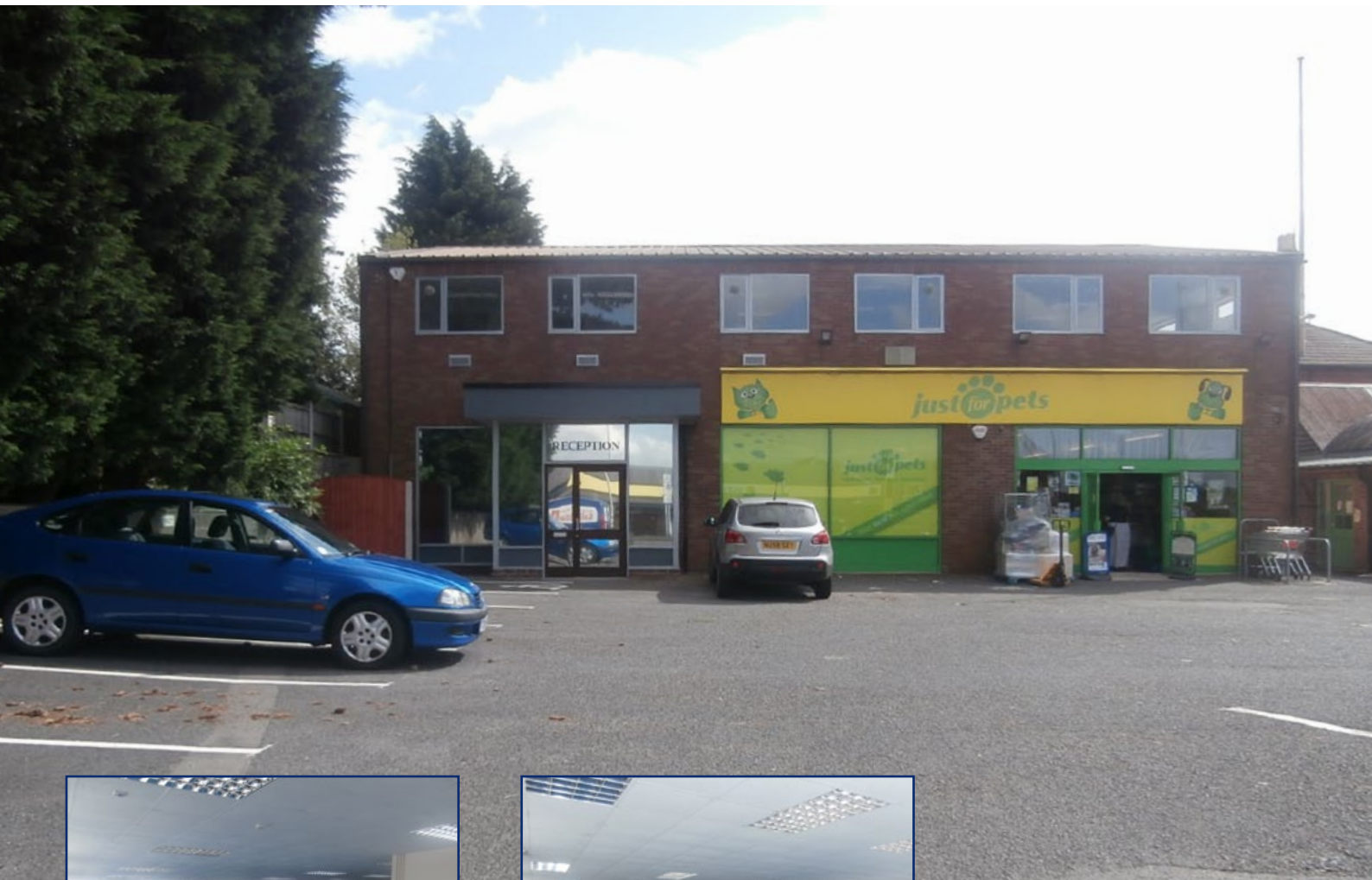
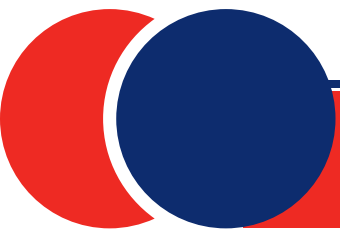
NEWLY REFURBISHED

RECEPTION AND FIRST FLOOR
OFFICES WITH ON SITE CAR PARKING

APPROX 2,360 SQ FT (219.24 SQ M)

BRIDGE ROAD

WELLINGTON, TELFORD, SHROPSHIRE, TF1 1RY



**TOWN CENTRE
LOCATION**

Location

The offices are located in Wellington, Telford and are prominently positioned on the ring road at the junction of Bridge Road and Queen Street opposite the Morrison's Supermarket.

The offices are situated in an established commercial / residential area approximately 100 yards from the local High Street. Local occupiers include Lidl, Dunelm, Wilkinsons and Morrisons.

There are excellent road links offering easy access to Telford Town Centre which is approximately 5 miles away. Nearby are Junctions 6 & 7 of the M54 motorway.

Description

The available office suite comprises a ground floor reception with meeting room and disabled WC, together with first floor offices accessed via a central corridor including a fitted kitchen and separate male and female WC's.

The fire exit for the upper floor is located to the rear of the offices.

The accommodation benefits from the following specification;

- Recently refurbished
- Suspended ceilings
- Integral fluorescent lighting
- Central heating
- Fitted kitchen and male/female WC's
- Alarmed and secure
- 6 car spaces

Floor Area

We have measured the accommodation area in accordance with the latest RICS Code of Measuring Practice and calculate the net internal floor area, with facilities as follows:

Property	Description	Size
Ground and First Floor, Bridge Road	Entrance, Landing and First Floor Offices	2,360 sq ft (219.24 sq m)

Terms

The suite is available To Let for a term of years to be agreed, for further information please contact the sole letting agents.

VAT

The letting will be subject to VAT in addition, at the prevailing rate.

Energy Performance Certificate

The EPC certificate is ready and available upon request to the letting agent.

Legal Costs

Each party to bear their own legal costs in connection with any transaction.



General Notes

Local Authority: Borough of Telford & Wrekin
Civic Offices
Telford Town Centre
Telford
Tel: 01952 380000

Viewing

Strictly by appointment with the joint agents:

GRM Property
Gareth Middleton
0161 300 4366

Corprop
Malcolm Brymer
malcolm.brymer@corprop.co.uk
0161 929 7545

