

TO LET/FOR SALE

LEISURE/RETAIL PREMISES



UNITS 13/14

LAWLEY SQUARE, TELFORD

- ◆ Extremely prominent & attractive units from 1,151 sq ft - 8,154sq ft
- ◆ New District Centre with over 33,000 sq ft of commercial accommodation
- ◆ Including mezzanine
- ◆ New Morrison's food store & Marstons public house
- ◆ 3,500 new homes are currently being delivered in the surrounding area

**ANDREW DIXON
& COMPANY**

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UNITS 13/14

LAWLEY SQUARE, TELFORD

LOCATION

Lawley Village comprises over 3,500 new homes and extends Telford to the west. Prominently located at the junction of the A5223 (Lawley Drive) and the B5072 (West Centre Way) the village centre lies just 1 mile south of the M54 junction 6 and 1.2 miles west of the town centre. The expansion of Lawley will meet the increasing demand for new housing and create a vibrant community with a defined centre.

Other occupiers in the Lawley Village scheme include Marston's, Morrisons, Greggs, and Subway.

DESCRIPTION

The property will comprise of an attractive leisure/retail premises in a corner position with fully glazed frontage providing excellent visibility on to West Centre Way. It provides ground floor accommodation with a substantial mezzanine floor above.

Externally the property benefits from 8 car parking spaces and shared use of the Morrison's car park.

ACCOMMODATION

Unit 1	1,151 sq ft
Unit 2	1,281 sq ft
Unit 3	2,376 sq ft
Mezzanine	2,763 sq ft

Gross internal area 8,154 square feet

PLANNING

Suitable for A1, A2, A3, A4 (excluding Public House), A5, B1 (a), B1(c), Health Centre/Other Community Use.



SERVICES

We understand that all mains services are available to the property. However, appropriate enquiries should be made with the relevant utility companies.

TENURE

The property is available by way of the purchase of the freehold or rent on a leasehold basis on terms to be agreed.

BUSINESS RATES

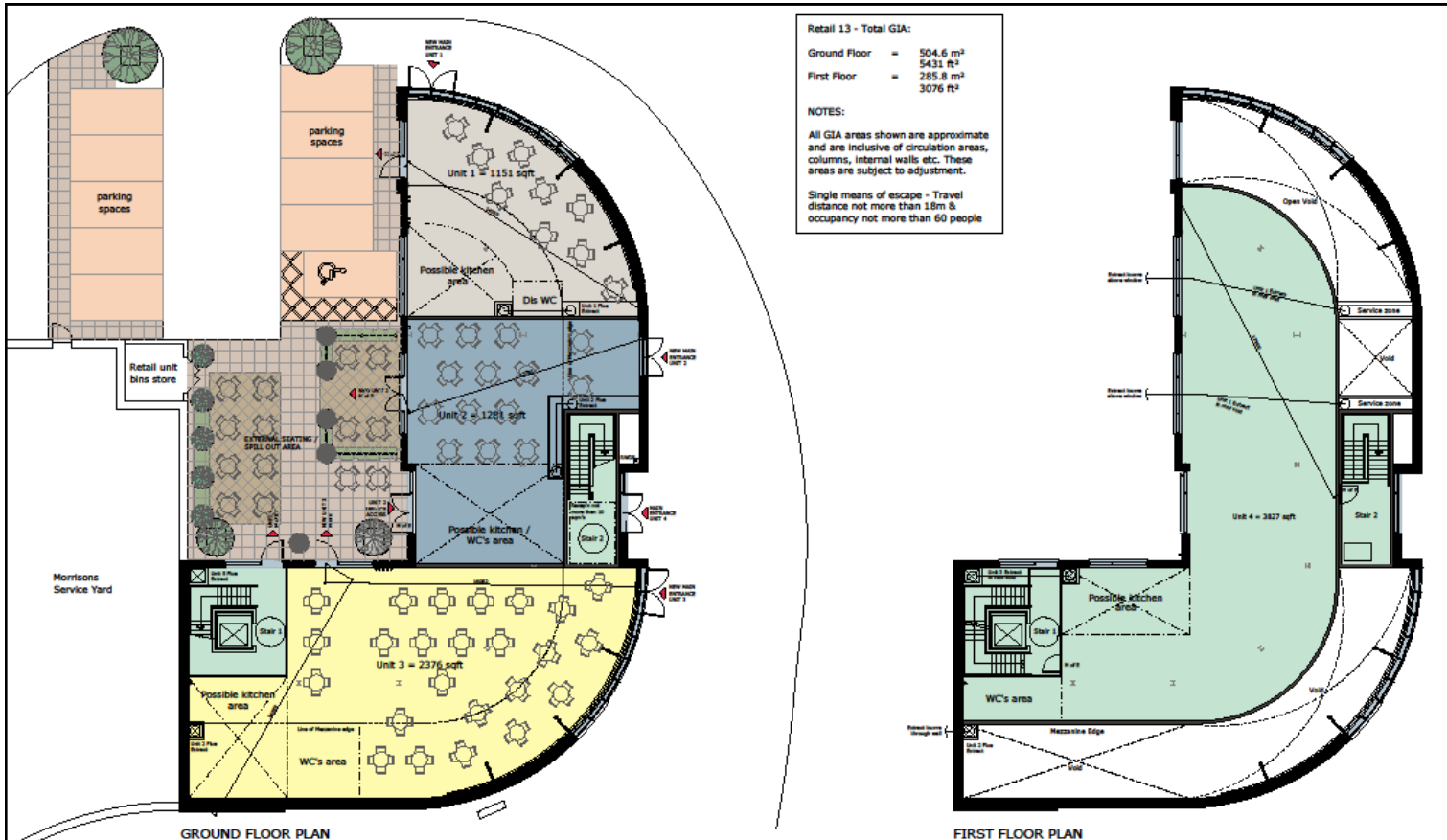
Interested parties are advised to make their own enquiries with the Valuation Office Agency.

SERVICE CHARGE & INSURANCE

A service charge will be levied by the freeholder of the estate in respect of communal services provided to the common areas, including landscaping and maintenance of the access road and car park.

VAT

All figure are quoted exclusive of VAT, which may be payable at the prevailing rate.



Note: As far as possible these particulars are intended to give a fair description of the property. Unless otherwise stated, no enquiries have been made of statutory authorities nor test of electricity, plumbing or other services installed in the property. No warranties or certifications of building work lease/title documents have been inspected. Such information as is given in these particulars is based on a purely visual inspection only and information supplied to us by the vendor/lessor. Interested parties must take their own measurements in order to satisfy themselves that the premises are suitable for their own requirements. Our measurements are approximate in order to give an indication of size only. Whilst every care has been taken to prepare these particulars, we would be grateful if you inform us of any errors or misleading descriptions found in order that we may correct them in our records.