



2 Landau Court, Tan Bank, Wellington Telford, Shropshire, TF1 1HE

- Modern, three-storey office block extending to 1,416 sq ft (131.55 sq m) NIA
- Self-contained accommodation with kitchenette and WC facilities
- 3 allocated car parking spaces within on site car park
- Town centre location in popular market town

2 Landau Court

Tan Bank, Telford

LOCATION

The property is located at the junction of Tan Bank in Wellington town centre, within a few minutes walk of the central bus station and railway station and also the indoor market, which is at the heart of the town.

Wellington is a busy market town situated approximately 5 miles from the commercial centre of Telford via the M54 motorway, and within 13 miles of the county town of Shrewsbury.

DESCRIPTION

The property comprises a three-storey mid-terraced office block, which forms part of a larger terrace of seven units. The Landau Court development, which has a town house appearance, was constructed in the early 1990's of red brick under pitched slate tiled roofs.

The subject property provides self-contained office accommodation arranged over three floors with a communal stairway to the rear, two WC's and a fully fitted kitchenette. Access is directly off Tan Bank to the front, with a separate access from the car park at the rear.

Outside, there are three allocated car parking spaces within the Landau Court car park and public parking is available nearby.

The property is available for occupation as a whole.

ACCOMMODATION

Ground floor	395 sq ft	36.60 sq m
First floor	493 sq ft	45.80 sq m
Second floor	528 sq ft	49.05 sq m
Net Internal Area	1,416 sq ft	131.55 sq m
Gross Internal Area	2,120 sq ft	196.95 sq m

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).



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TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £15,000 per annum exclusive.

SERVICE CHARGE

We understand that a service charge is levied for the maintenance and cleaning of the communal areas. Further details upon request.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £9,700.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D(81).

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agents Telford office - contact Alex Smith 01952 521007 or email alex@andrew-dixon.co.uk

Contact: Alex Smith MRICS

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Ref: AGS/1192



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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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