



## Unit 3, Rampart Court Retail Park

### Rampart Way, Telford, Shropshire, TF3 4AS

- Self-contained, ground floor retail premises with prominent main road frontage
- Open plan accommodation extending to 8,350 sq ft (775.74 sq m)
- Forming part of a modern redevelopment with large dedicated car park
- Suitable for retail, bulky retail, trade or leisure use, subject to planning consent
- Located in close proximity to Telford Shopping Centre

# Unit 3, Rampart Way Telford Town Centre

## LOCATION

Telford is a modern growing town with excellent communication links and a thriving business community, having an attractive working and living environment. It lies approximately 35 miles northwest of Birmingham, 15 miles east of Shrewsbury and 17 miles northwest of Wolverhampton.

The property forms part of a modern redevelopment at Rampart Court Retail Park, which lies just off the Hollinswood Interchange, and fronts onto Rampart Way (A5). Complementary tenants include The Gym Group.

It is conveniently located close to all public amenities at Telford Shopping Centre and seconds away from Junction 5 of the M54 motorway, leading to the A5 west and M6 east. It is also a short walking distance from Telford Central railway station via a new footbridge.

## DESCRIPTION

The property comprises a ground floor retail unit currently providing open plan space with rear store, kitchen and WC facilities. It is accessed via electric entrance doors to the front and rear elevations.

The property is of brick built construction offering modern retail-warehousing space with an eaves height of approximately 7m.

Rampart Court benefits from a dedicated car park on site providing 80 car parking spaces for communal use. There is also a dedicated rear loading area.

## ACCOMMODATION

Unit 3	8,350 sq ft	775.74 sq m
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## 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

Interested parties are advised to make their own enquiries with the Local Planning Authority.

## LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford  
Tel: 01952 380000



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## TENURE

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

## RENT

The quoting rent is £80,000 per annum exclusive.

## SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. Further details upon request from the agent.

The landlord will insure the premises and recharge the premium to the tenant.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £89,000. Interested parties should contact the relevant billing authority to discuss rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of B(50).

## 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.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3524

Joint Agent: Creative Retail

Contact: Guy Sankey

Tel: 0121 400 0407

Email: [guy@creative-retail.co.uk](mailto:guy@creative-retail.co.uk)



Printcode: 2019612

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