

PROMINENT ROADSIDE RETAIL UNIT



TO LET

3,765 sq.ft (350 sq.m)

Unit 1 Rampart Court Retail Park, Rampart Way, Telford, Shropshire, **TF3 4AS**

- Existing retailers - The Gym and Office Outlet
- Dedicated large car park
- Excellent roadside frontage

LOCATION - TF3 4AS

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 1 mile to town centre.

DESCRIPTION

A roadside retail unit to let with a dedicated car park to the front. Adjacent retailers include The Gym and Office Outlet. The unit can be split and reduced in size if required.

AREAS

(approx. NIA)	Sq.ft	Sq.m
Ground Floor	3,765	350

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Suitable for a range of uses including offices/financial and professional services (B1/A2), Leisure (D2), Retail (A1), Restaurants/Cafes/Takeaway (A3/A5) and non-residential institutions (D1). Subject to planning. It is the ingoing 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.



VIEWING

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Ed Purcell 07793 808974
ed@creative-retail.co.uk

**ANDREW DIXON
& COMPANY**

Alex Smith 01952 521007
www.andrew-dixon.co.uk

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