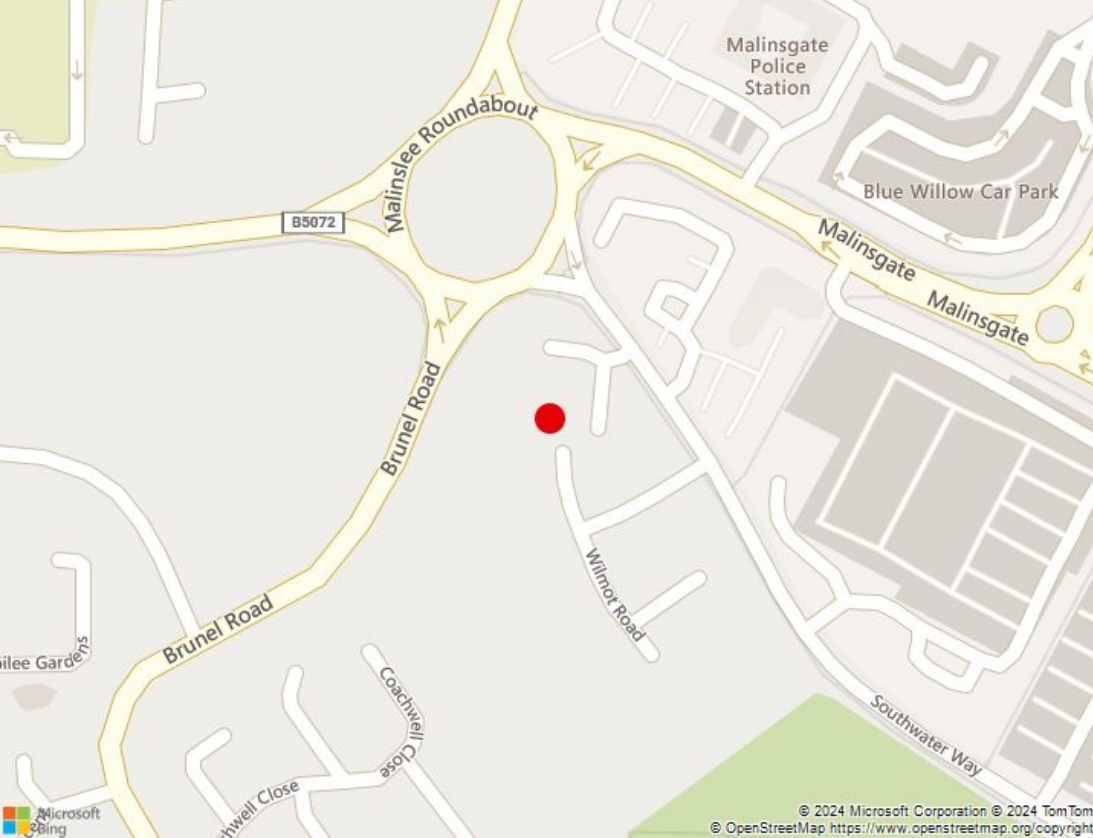


MODERN FIRST FLOOR OFFICES TO LET

Agriculture House, Southwater Way, Telford, Shropshire, TF3 4FU

1,412 SqFt (131.17 SqM) | £15,000 per annum exclusive





KEY FEATURES

- High specification office accommodation
- Situated in the heart of Telford Town Centre
- Within walking distance of town centre amenities
- On site parking

LOCATION

The premises are well located on Southwater Way, just off the roundabout linking Hall Park Way, West Centre Way and Malinsgate in the heart of Telford town centre.

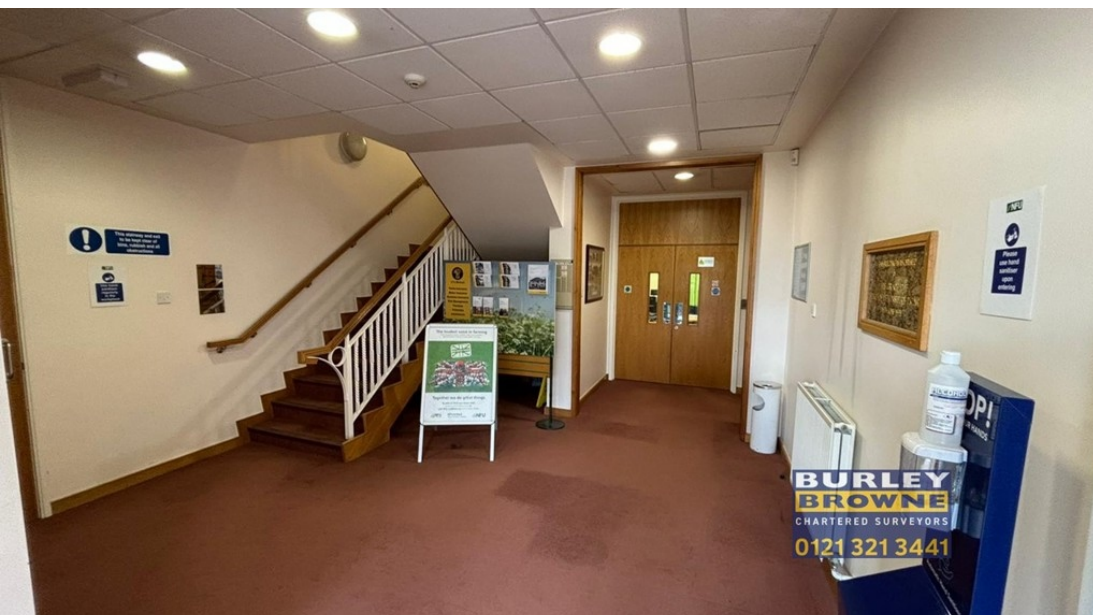
Other occupiers within Agriculture House are NFU Mutual and Westbury Environmental.

The offices are within 1 mile off the M54 at Junction 5 which provides good access to the Midlands motorway network.

DESCRIPTION

The premises provide modern first floor offices comprising a large open plan office and separate meeting room. together with shared kitchen and WC facilities, The offices benefit from suspended ceiling with recessed lighting, raised floors and gas fired central heating. The premises provide good car parking allocation on a self-contained site.

Area	SqFt	SqM
First Floor Offices	1,412	131.17
Total Floor Area	1,412	131.17



Agriculture House, Southwater Way, Telford, Shropshire TF3 4FU



TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

ASKING RENT

£15,000 per annum exclusive

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson
DDI: 0121 321 3441
Mob: 07738 713829
E: eleanor.robinson@burleybrowne.co.uk



David Hemming MRICS
DDI: 0121 362 1530
Mob: 07841 234160
E: david.hemming@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.