



**First Floor Offices, 32-36 New Street,  
Wellington, TF1 1NE**

**£13,500 per annum**

- Well presented, self-contained offices with direct access off New Street.
- Net Internal Area 3,366 sq ft (312.7 m<sup>2</sup>).
- Wellington Railway Station is within short walking distance with direct trains to Birmingham and Shrewsbury.
- Numerous town centre car parks and bus stops nearby.
- Located on Wellington's main retail thoroughfare providing the usual town centre amenities including coffee shops, bakeries and Wetherspoons.
- The town benefits from excellent road links to both Telford/Birmingham via the A5/M54, and is a short drive to the A49, the Cardiff-Manchester trunk road.

#### **Location**

The offices are located at first floor level on New Street near its junction with Victoria Road and can be accessed either by the pedestrian entrance directly off New Street or via an external steel staircase to the rear of the property.

Wellington parish is encompassed by the unitary authority of Telford and Wrekin Council with a total population of 178,000. Connected by the A5 to the west is the historic market town of Shrewsbury with a resident urban population of 80,000 and is the county town of Shropshire with a wider catchment of 325,415.

#### **Description**

The accommodation is predominantly open plan with separate meeting rooms/offices together with kitchen and w/c facilities.

The offices benefit from a suspended ceiling with recessed lights and underslung fluorescent strip lighting to parts, painted walls and carpet flooring. There is perimeter trunking and wall mounted electric heaters.

For further information or any viewing enquiries, please contact:  
**Cooper Green Pooks**  
 3 Barker Street, Shrewsbury, SY1 1QF  
 James Satoor | 01743 276 666 | james.satoor@cgpooks.co.uk  
 Andrew Birtwistle | 07775 703 246 | ab@cgpooks.co.uk

➤ **Rateable Value**            **£19,750**

(1st April 2023)

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification or for further information.

➤ **EPC**                                **B 35**

**Accommodation**

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Entrance		
First Floor	Landing		
First Floor	Toilets		
First Floor	Kitchenette		
First Floor	Offices	3,366	312.7
	<b>Total</b>	<b>3,366 sq ft</b>	<b>312.7 m<sup>2</sup></b>



**Planning**

The premises are understood to have an existing use for Class E Retail purposes and are situated within the Shrewsbury town Centre Conservation Area. Other uses may be considered. Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

**Local Authority**

Telford and Wrekin Council  
Addenbrooke House  
Ironmasters Way  
Telford  
TF3 4NT  
01952 380380

**VAT**

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

**Costs**

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

**Deposit**

a deposit equivalent to 3 to 6 months rent may be required.

**References**

The successful applicant will typically need to provide satisfactory references/company trading accounts.

**Fixtures and Fittings**

All items usually classed as tenants fixtures and fittings and not mentioned in these particulars, are excluded from the letting.

**Services**

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.

