



**TO LET - GROUND FLOOR CAFÉ/COFFEE SHOP**

**CAFE AT THE QUAD, STATION QUARTER, TELFORD, SHROPSHIRE, TF3 4NT**



# KEY POINTS

# 1,400

SQ FT

TOTAL GROSS INTERNAL SALES AREA



CAFE/COFFEE SHOP

PART OF  
STATION QUARTER  
TELFORD'S GATEWAY  
DEVELOPMENT

ALL MEASUREMENTS ARE APPROXIMATE




# £24,500

PER ANNUM


(EXCLUSIVE)

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## LOCATION

The property forms part of the exciting new development being undertaken by Telford and Wrekin Council called Station Quarter which is a key gateway development acting as a primary route connecting Telford town centre with Telford Central Railway Station.

The Quad is located in a high profile location to the west of and fronting onto the main route (Ironmasters Way) between the railway station and town centre. Uses in the immediate vicinity include offices and the Mercure Telford Centre Hotel, to the west (along and beyond Ironmasters Way), offices and Premier Inn Telford Central Hotel, to the east of the railway station, and Stafford Park Industrial Estate to the east of the site. Immediately to the south of the Telford Centre, are mixed use leisure facilities located at Southwater and the International Conference Centre, both adjacent to Telford Town Park.

Significant investment and regeneration in recent years has seen Telford become the fastest growing town in the West Midlands. Located 35 miles west of Birmingham and 15 miles east of Shrewsbury in the West Midlands with excellent transport links. Birmingham city centre is approx. 40 minutes by car via the M54 motorway with regular rail services from the town centre.



TELFORD  
POPULATION

156,896

2021 CENSUS





# DESCRIPTION

The property forms part of the exciting new development known as The Quad within the Station Quarter re-development. The Station Quarter aims to deliver the following:

- Improved connectivity between Telford Central and key amenities within Telford Town Centre including the shopping centre, Southwater and Telford town centre
- High quality, low carbon homes, business, leisure and retail space in the town centre
- The new high tech building known as The Quad, providing high quality learning and office space facilities which the coffee shop/café forms part
- Newly created public spaces for residents and visitors
- Sustainable infrastructure promoting carbon- efficient living, direct access to walking and cycling routes and improved links to public transport

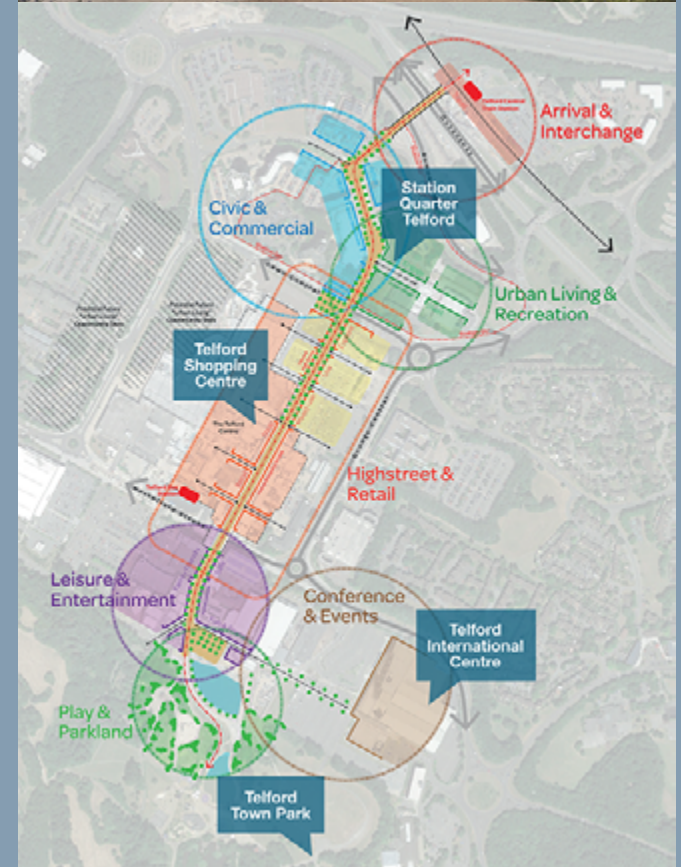
The exciting opportunity to let comprises of the café/coffee shop within The Quad, which is a new build high quality learning and educational/office development with lettings already agreed to Telford College and Harper Adams University.

The property comprises a café/coffee shop opportunity within the ground floor of the property that provides a Total Gross Internal Floor Area of approximately 1,400 ft sq (130.05 m sq). The opportunity is in shell condition ready for tenant fit out. The area would lend itself to a variety of café/coffee shop uses to act as an independent business also serving the office and educational uses above. The tenant will benefit from use of one designated car parking space in the car park serving The Quad.

The ground floor of the Quad will comprise of the café/coffee shop, a reception area, open plan exhibition space with four stories of offices and educational space above.

The self contained café/coffee shop opportunity can trade outside of the normal building opening hours which are Monday to Friday 8am to 6pm. The Quad will also have a number of classes and exhibitions outside of these hours within the building. The Quad will have shutters in place to allow the ground floor to be open when other parts of the property are closed. There will also be external seating to the café/coffee shop looking out onto the new public square.

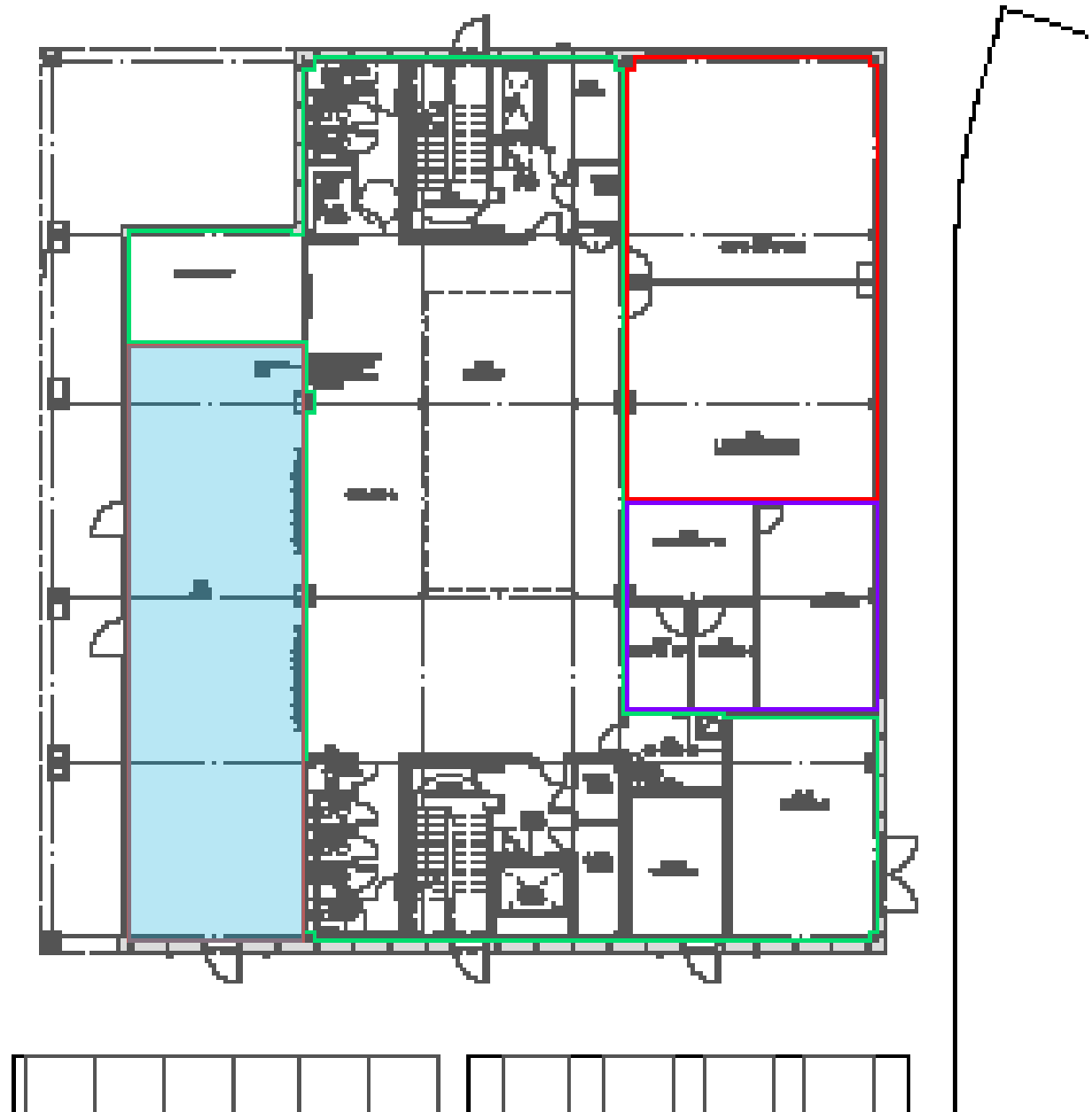
The full potential of the property can only be appreciated by undertaking a viewing of the opportunity.



# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

GROUND FLOOR	M SQ	SQ FT
TOTAL GROSS INTERNAL AREA	130.05	1,400





## TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three year intervals. The lease is granted on Tenants Internal Repairing and Insuring Terms subject to service charge provisions. Further details from the letting agents upon request.

## PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit Use Class E of the Town and Country Use Classes Order.

## LEGAL COSTS

The incoming tenant is to be responsible for a contribution of £750 plus VAT towards the Landlord's cost and their own legal costs associated with the transaction.

## SERVICES

(Not tested at the time of our inspection.)

We understand that all mains services, excluding gas, are connected to the property.

## RENT

£24,500 per annum (Exclusive)

## VAT

The property is understood to be elected for VAT. Therefore VAT will be charged on the rent.


## RATES & EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	ENERGY RATING
TO BE ASSESSED	TO ORDER

## LOCAL AUTHORITY

Telford and Wrekin Council, Southwater Square, St Quentin Gate, Telford TF3 4EJ


 01952 380 000

[TELFORD AND WREKIN COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement. For more information or to arrange a viewing, please contact:

[Commercial Department](#)

 01743 450 700

[commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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