

TO LET

Retail Unit 1

4,129 sq.ft

(383.6 sq.m)



M UNIT 1

Rampart Court
Rampart Way, Telford
TF3 4AS

Local Occupiers Include

the self
storage
company



RAMPART COURT

UNIT 1

DESCRIPTION

The property is a ground floor unit located within an attractive, brick-built modern retail warehouse with approximately 90 car parking spaces. The subject property is situated within Telford, a regional centre located in Shropshire approximately 30 miles northwest of Birmingham and 13 miles east of Shrewsbury. Telford was designated a New Town in 1963 and now has a population approaching 160,000.

AREAS

GROUND FLOOR	4,129 sq.ft (383.6 sq.m)
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RENT

POA

BUSINESS RATES

Rateable Value: £54,000

Rates Payable: £25,000

SERVICE CHARGE & INSURANCE

Service Charge: £10,000 per annum

Insurance: £1,500 per annum

ENERGY PERFORMANCE

EPC: C. Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

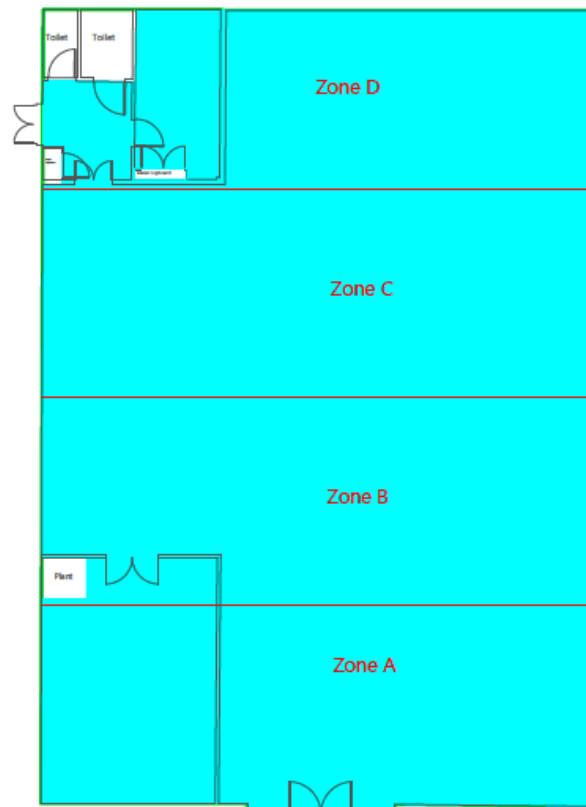
LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

FLOOR PLAN



3

Retail Units On-Site



21,162 sq.ft

Total Area



What Three Words
wasps.cuts.entertainer

RAMPART COURT

SITE PLAN

SHEET ANCHOR EVOLVE

part of MCore



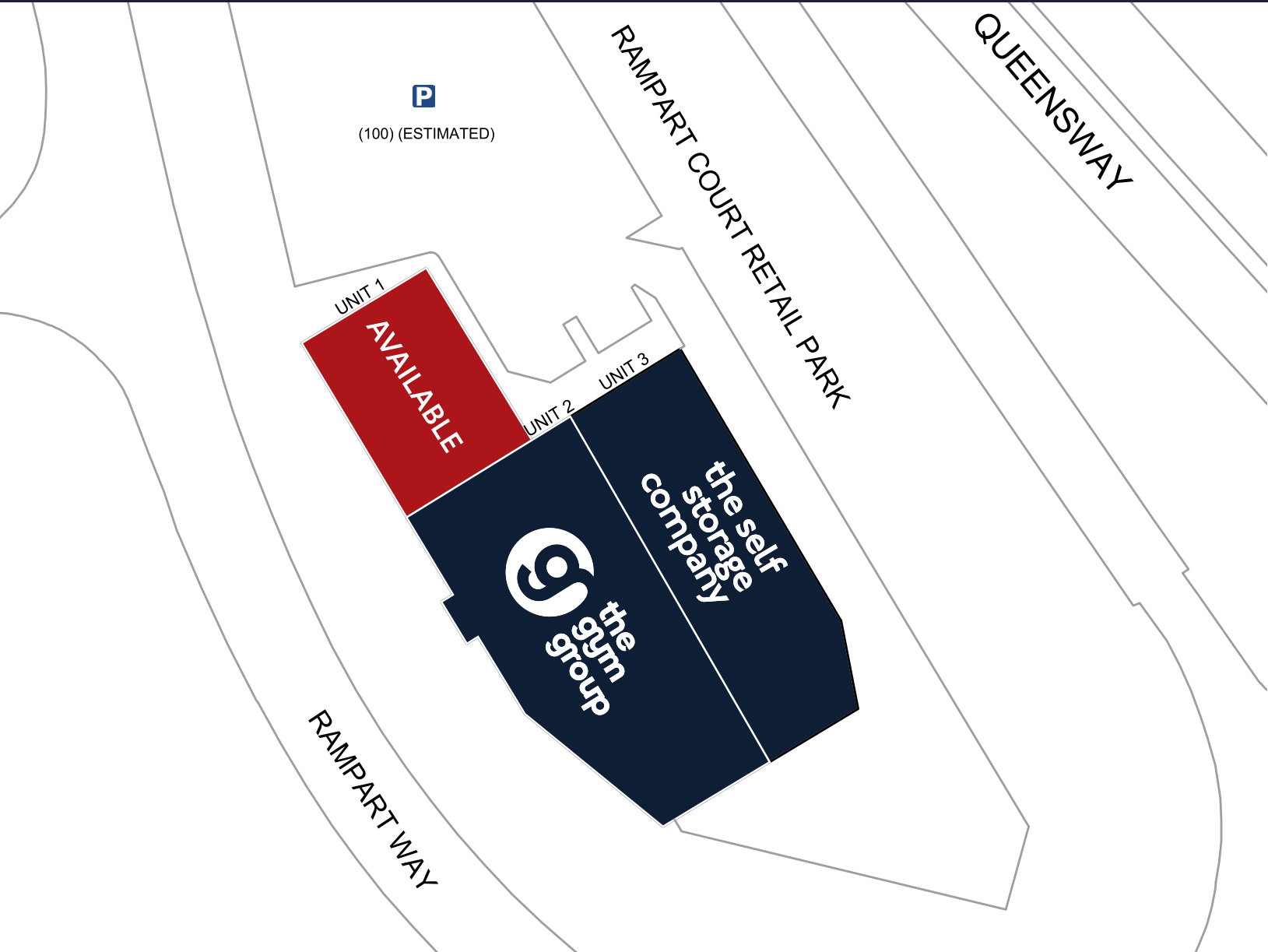
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