

To Let



**Abbey House, Whitechapel Way,
Telford TF2 9SP**



Extending to approximately 2,772m² (29,827ft²) NIA

Suites available from 444m² (4,779ft²) NIA

Good levels on-site parking

Prominent Corner Plot



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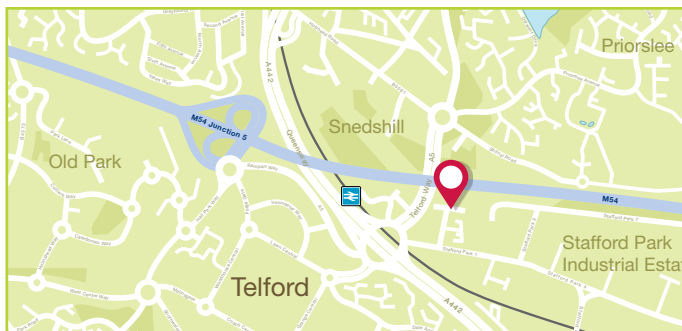
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**Telford & Wrekin
COUNCIL**

Location

Telford is located within the Borough of Telford & Wrekin, Shropshire, approximately 56km (35 miles) northwest of Birmingham, 34km (21 miles) west of Wolverhampton, and 273km (170 miles) north-west of London. Road links are excellent with the town straddling the M54 motorway and being accessed from Junctions 4, 5 and 6. The M54 connects with the M6, approximately 32km (20 miles) to the east and the national motorway network thereafter. Rail links to both Birmingham and London (via Birmingham) are excellent. Birmingham airport is located approximately 74km (46 miles) to the south-east.



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Situation

Whitechapel House is prominently situated adjacent to the Priorslee roundabout and intersection of the A5 Telford Way giving direct dual carriageway access to Telford Central Railway Station (0.7 miles), Telford Town Centre (1 mile) and Junction 5 of the M54 motorway (1.2 miles).

Description

The property comprises a detached 3 storey office building extending to approximately 2,772m². The building is of brick construction under a pitched tiled roof. The Property is prominently located on a corner plot in attractive grounds with good levels of on-site parking. The building is available to let as a whole or on a wing by wing basis from 444sqm (477ft²). Suites are open plan around a central building core with male and female WC on each floor, passenger lift and stair access to reception.

Ground Floor

Suite 1	444m ²	4,779ft ²
Suite 2	444m ²	4,779ft ² (partitioned suite)

First Floor

Suite 3	444m ²	4,779ft ²
Suite 4	444m ²	4,779ft ²

Second Floor

Suite 5	454m ²	4,885ft ²
Suite 6	454m ²	4,885ft ²

MISREPRESENTATION ACT 1967

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (iii) all descriptions, dimensions, references 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 lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Services

All mains services are connected to the building.

Lease Terms

The property is available let by way of a new lease with terms available on application.

Insurance

The landlord will insure the structure and recharge the tenant the annual premium.

Business Rates and Rateable Value

The Rateable value of the property is £232,000.

Legal Costs

The ingoing Tenant shall be responsible for meeting the Authority's Legal and Surveyors fees incurred in the transaction.

Energy Performance Certificate



Viewings and further information

To arrange a viewing or for further details please contact:

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Wellington Civic & Leisure Centre,
Larkin Way, Telford TF1 1LX

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- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.