

To Let



Matthew Webb House

High Street, Dawley, Telford TF4 2EX



First floor office accommodation centrally located in Dawley Centre.

Accommodation extending to approximately 217m² (2,334ft²) NIA.

Ground floor access off the High Street and side entrance with chair lift access to the first floor.

Free public car park located to the rear of the premises.

Incentives available.



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**Telford & Wrekin
COUNCIL**

Matthew Webb House, High Street, Dawley, Telford TF4 2EX

Location

The property is prominently located in the centre of Dawley above the Co-operative Supermarket off the central pedestrianised square. Dawley itself is a busy district centre of Telford located approximately 2.5 miles to the South of the M54 and Telford Town Centre.



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Description

The property provides first floor office accommodation located above the Co-operative Supermarket with ground floor access off the High Street and a secondary access to the side of the building providing chair lift access to the first floor.

The accommodation provides a number of partitioned rooms together with WC and kitchen facilities. The property further benefits from perimeter trunking, suspended ceilings, storage heaters, partial double glazing and intercom. There is a public car park to the rear of the property.

Accommodation

Net internal area approximately 217m² 2,334ft²

Services

It is understood that mains water and electric are connected to the property.

Tenure

The property is available leasehold on a tenants internal repairing and insuring lease.

Rent

£15,000 plus VAT (fifteen thousands pounds) per annum.

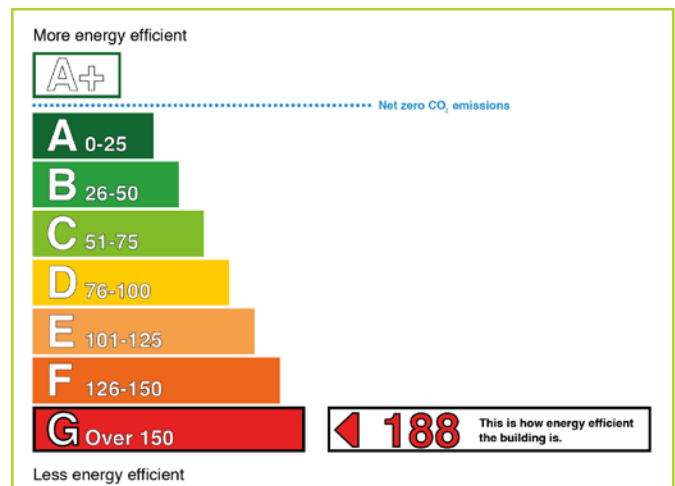
Service Charge

There will be a service charge payable in respect of the external repairs and maintenance of the property.

Non Domestic Rates

The Property's current rateable value is £20,250 (2018/19).

Energy Performance Certificate



Viewing

To arrange a viewing or for further details please contact:

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Produced by the Design Team, Corporate Communications.
Published June 2018 © Borough of Telford & Wrekin D5021