



# TO LET

**Unit A, Denmark House, Station Quarter, Ironmasters Way,  
Telford Town Centre, Telford, TF3 4EU**



- Ground Floor Convenience Store/Retail Unit extending to approximately 279 sqm (3,002 sqft) GIA.
- Sub-division into smaller Units from circa 93sqm (1,000 sqft) upwards considered.
- Located within the transformational Station Quarter Development providing a new gateway from the train station into the Town Centre.

- Mixed use scheme with existing and ongoing development plots including offices, Sixth Form College, 189 Residential Units and 142 bed Hotel.

DRAFT

## 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 communications 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.

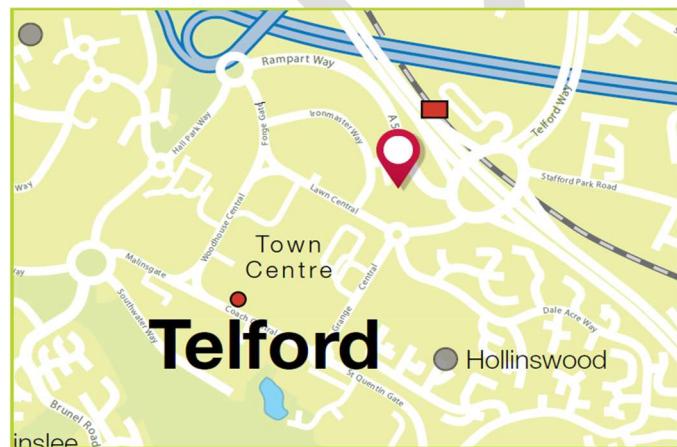
Rail links to both Birmingham and London (via Birmingham) are excellent. Up to four services per hour operate to Birmingham at peak times and two services per hour to London. Birmingham airport is located approximately 74km (46 miles) to the southeast, operating extensive domestic and international services.

## Situation

The Property is situated on the ground floor of Denmark House located in the heart of Telford & Wrekin Council's new Station Quarter Development. A transformational scheme, set to be a thriving community and providing a new gateway from Telford Train Station into the Town Centre, Southwater and Town Park.

Completed or ongoing developments to date include a The Quad (a mixed-use office/education building and bistro), 142-bed hotel (Hampton by Hilton Hotel), a Sixth Form College, 189 residential apartments and town houses and leisure facilities.

Outline planning consent is in place to deliver further residential, commercial and/or education space on the two remaining development plots.



© Crown copyright. Borough of Telford & Wrekin Licence No. LA 10001 - 9694 2012

## Description

Denmark House is a six storey new build concrete frame residential (84; 1 & 2 bed) apartment building designed with a contemporary take on Telford's industrial heritage.

The retail unit is situated on the ground floor fronting on to Ironmasters Way and extends to approx. 279sqm (3,303sqft) GIA and will be provided to a shell and core specification.



## Tenure and rent

The Property is available by way of new tenants internal repairing and insuring lease at an annual rent of £55,000 (fifty five thousand pounds) per annum exclusive.

## Services

We understand that mains electricity (60kVA 3 phase) supply, water and drainage are connected.

## Service Charge

Further details on request.

## Energy Performance Certificate

Certificate available upon request.

## VAT

All figures quoted are subject to VAT at the prevailing rate.

## Viewings

To arrange a viewing or for further information, please contact:

Estates & Investments Tel: 01952 384333  
estates&investments@telford.gov.uk

Telford & Wrekin Council, Estates & Investments, Darby House, Lawn Central, Telford TF3 4JA

## 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.
- (ii) 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.
- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.
- (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. Produced by the Design Team, Corporate Communications.